

# \$654,900 - 52 Everglen Way Sw, Calgary

MLS® #A2204409

**\$654,900**

3 Bedroom, 3.00 Bathroom, 1,576 sqft

Residential on 0.08 Acres

Evergreen, Calgary, Alberta

Beautiful move-in ready, 3-bedroom, 3-bathroom home in an excellent location on a quiet street with a mature treed private yard!! Open concept main floor with hardwood and tile throughout. Renovated kitchen with granite counters, stainless steel appliances, garburator, tiled backsplash, pantry and large center island with breakfast bar. The kitchen is made for entertaining, open to the living room with gas fireplace and spacious dining room with direct access to the deck for indoor / outdoor living. The upper level has a large bonus room with 10 ft ceilings, primary bedroom with 4-piece ensuite and two other generous-sized bedrooms with a separate 4-piece bathroom. Recent updates include new furnace (Dec 2024), newer roof, some siding, paint, newer central A/C, ceiling fans and California shutters. The yard is fully landscaped with mature trees for privacy and includes deck with gas-line for BBQ and storage shed. Amazing location within walking distance to schools, playgrounds and Fish Creek Park!! Move-in ready and shows 10/10!!!

Built in 2005

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2204409  |
| Price    | \$654,900 |
| Bedrooms | 3         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,576       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 52 Everglen Way Sw |
| Subdivision | Evergreen          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Y 5G3            |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Granite Counters, No Smoking Home  |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Tile  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line                                       |
| Lot Description   | Back Yard, Landscaped, Many Trees, Rectangular Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 35               |
| Zoning         | R-1N             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|



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