

\$575,000 - 25 Everstone Avenue Sw, Calgary

MLS® #A2091070

\$575,000

3 Bedroom, 4.00 Bathroom, 1,344 sqft
Residential on 0.08 Acres

Evergreen, Calgary, Alberta

OPEN HOUSE SUNDAY NOVEMBER 5th from 1:00-3:00pm, but that may be too late for this amazing family home in the desirable southwest community of Evergreen! Neat as a pin and move in ready you could be living here in the New Year. Nestled on a side street with a south facing backyard this fully finished home offers over 1800 square feet of finished living space with three bedrooms and three and a half bathrooms. Besides outstanding curb appeal, there is a well-developed yard with a deck and patio, plenty of grass space and a double garage that is finished and heated. Inside you are welcomed with an airy foyer and have an open living area on the main floor. There is also a separate area at the front of the home designed as an office but allowing many flexible uses. The kitchen has all stainless appliances and a raised bar. The living room is anchored with the gas fireplace while the large windows capture the backyard and the sunlight from the south. Upstairs there are three bedrooms including the primary with a three piece ensuite. The two remaining bedrooms share the four piece family bathroom. The tastefully finished basement offers a sizeable family room, a four piece bathroom, laundry area and a huge storage/utility room. The shingles are new, the furnace is original but recently cleaned and serviced, the A/C is 2 years old, hot water tank is 6 years old and the deck is about 7 years old. Evergreen offers outstanding opportunities with plenty of schools, great access to public



25 EVERSTONE AVENUE SW

RECA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 703.55 Sq.Ft. / 65.36 m²

UPPER LEVEL (AG) - 640.51 Sq.Ft. / 59.50 m²

TOTAL ABOVE GRADE RMS SIZE - 1344.09 Sq.Ft. / 124.86 m²

BASEMENT DEVELOPED AREA (BG) - 513.74 Sq.Ft. / 47.73 m²

BASEMENT UNDEVELOPED AREA (BG) - 156.39 Sq.Ft. / 14.53 m²

TOTAL AG/BG AREA - 2014.22 Sq.Ft. / 187.12 m²



transportation and major roadways, good shopping close by and of course the gem that is Fish Creek Park right at your doorstep. This is the full package. Come and see for yourself today!

Built in 2001

Essential Information

MLS® #	A2091070
Price	\$575,000
Sold Price	\$575,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,344
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	25 Everstone Avenue Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4E6

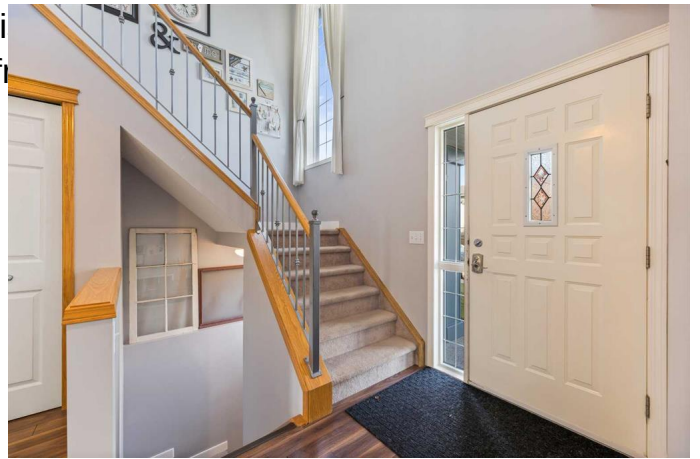
Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Breakfast Bar
-------------------	---------------

Appliances	Central Air Conditioner, Dishwasher, Disposal, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 3rd, 2023
Days on Market	2
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	COLDWELL BANKER HOME SMART REAL ESTATE
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.