

\$598,500 - 54 Everglen Manor Sw, Calgary

MLS® #A2163204

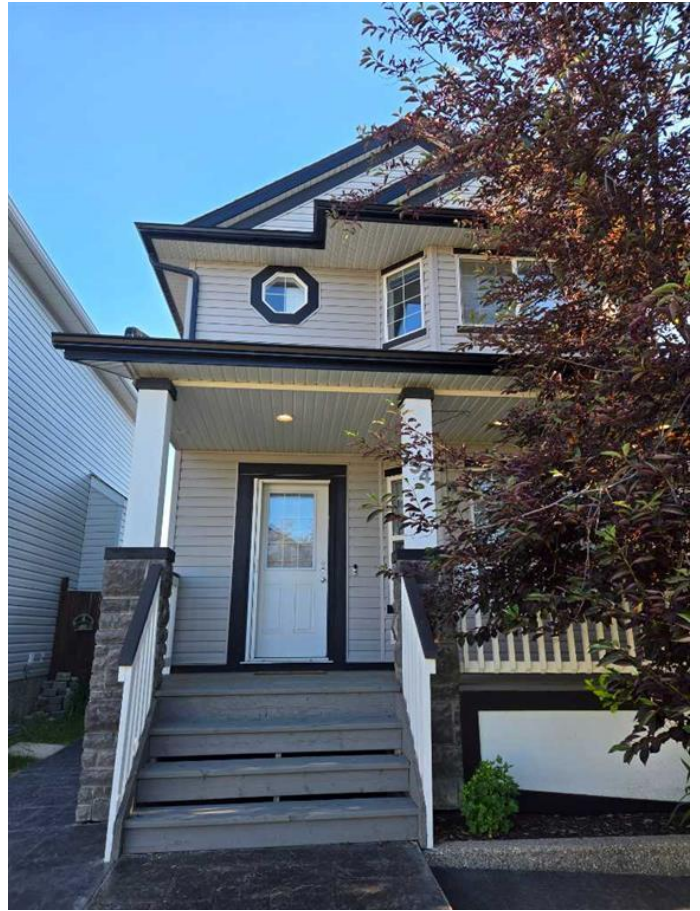
\$598,500

4 Bedroom, 4.00 Bathroom, 1,382 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Welcome to this charming family home located in the desirable southwest community of Evergreen. Featuring modern finishes and thoughtful design touches sure to impress, this well-maintained property is perfect for young families and investors alike, offering a blend of comfort, convenience, and value. The entryway off a covered front porch opens into a spacious living room with an open floor plan and gas fireplace ideal for both relaxing and entertaining. The modern kitchen is equipped with stainless steel appliances, quartz countertops and island with seating. Upstairs, the bedrooms and full bathroom provide ample space for everyone. The master suite offers a peaceful retreat that also includes a complete ensuite. The finished basement is a standout feature, boasting a dry bar, an extra room perfect for a home office or guest bedroom, and a full bathroom for added convenience. Outside, the backyard is a haven for outdoor activities and family gatherings, with plenty of room for children to play on the huge, freshly painted deck. Nearby parks, walking paths, and playgrounds enhance your outdoor living experience. Recent upgrades include a new roof and siding (2022), ensuring long-term durability and curb appeal. A new hot water tank (2024) adds to the home's efficiency, providing reliable hot water for years. Evergreen is a vibrant community filled with young families, fostering a friendly and welcoming atmosphere. Convenient access to Stoney Trail ensures easy commutes and



quick trips to nearby amenities. Don't miss the opportunity to own this delightful Evergreen home where modern upgrades and a family-friendly environment come together.

Built in 2006

Essential Information

MLS® #	A2163204
Price	\$598,500
Sold Price	\$588,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,382
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	54 Everglen Manor Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5G3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features, Dry Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Oven, Refrigerator, Washer, Window



	Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 11th, 2024
Days on Market	6
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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