

\$575,000 - 100 Everglen Road Sw, Calgary

MLS® #A2167610

\$575,000

3 Bedroom, 3.00 Bathroom, 1,578 sqft
Residential on 0.10 Acres

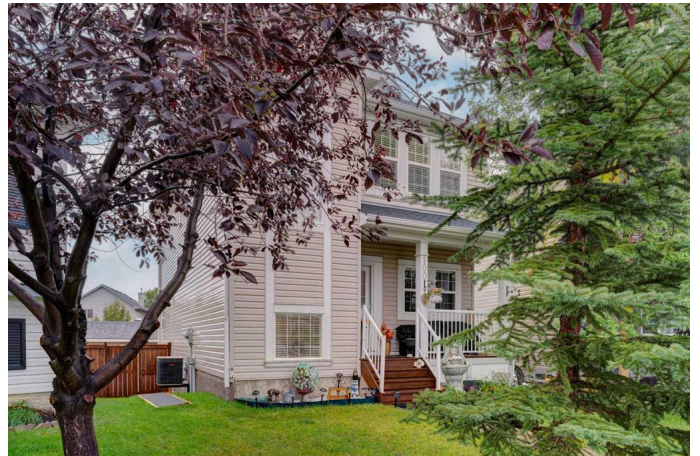
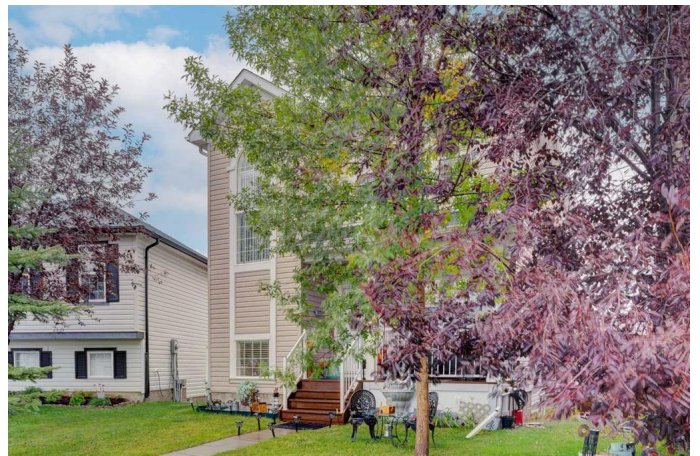
Evergreen, Calgary, Alberta

Immaculate 2-Storey Home with Main Floor Office, Walkout Basement, and Heated Shed Workspace in Family-Friendly Evergreen, Southwest Calgary.

Welcome to this impeccably maintained 1,578 sq. ft. two-storey home, ideally located in the desirable Evergreen community of Southwest Calgary. Designed with families and professionals in mind, this home offers a convenient main floor office and a heated workspace within a separate shed—perfect for a quiet home office or hobby space.

Recently painted and meticulously cared for, this home is move-in ready. The open floor plan, enhanced by 9-foot ceilings and large windows, invites an abundance of natural light throughout. Enjoy Calgary's hot summers in comfort, thanks to the central air conditioning, or relax on one of the two newly installed decks. The upper deck features an enclosed gazebo, offering the perfect retreat for outdoor dining or unwinding after a long day.

Though the walkout basement is currently unfinished, it provides ample potential for future customization, allowing you to create the perfect space tailored to your needs. Outside, the property boasts a large 25x30-foot, 6-inch thick concrete pad—ideal for parking or potential future projects. Set on a quiet street and featuring a larger-than-average pie-shaped lot, this home provides privacy and space that many families desire. Evergreen is renowned for its



family-friendly environment, with parks, playgrounds, and schools nearby. Plus, youâ€™re just a short drive from Fish Creek Park, one of Calgaryâ€™s most beloved natural areas.

Convenience is key, with easy access to Stoney Trail, Costco and a range of shopping, grocery, and transit options just minutes away. Donâ€™t miss this gem of a home, perfect for families seeking both functionality and comfort in a prime location.

Built in 2006

Essential Information

MLS® #	A2167610
Price	\$575,000
Sold Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,578
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	100 Everglen Road Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5E9

Amenities

Parking Spaces	2
----------------	---

Parking	Parking Pad
---------	-------------

Interior

Interior Features	French Door, Kitchen Island, Pantry, Soaking Tub
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2024
Date Sold	October 6th, 2024
Days on Market	13
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.