

# \$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	31
Zoning	R-1N

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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