

\$535,000 - 61 Everglen Way Sw, Calgary

MLS® #A2255004

\$535,000

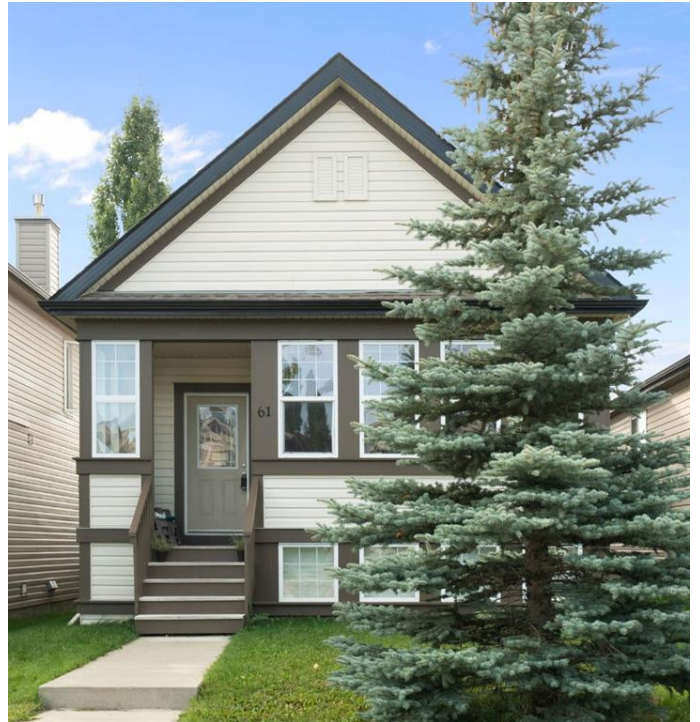
3 Bedroom, 3.00 Bathroom, 1,549 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Welcome to this inviting 4-level split home in Evergreen, offering 1,548 sq ft of bright and functional living space- 3 bedrooms, 3 full bathrooms and a spacious south-facing backyard. Upon arrival you will delight in the charming front veranda and quaintness of the street. Upon entering the home on the main level, vaulted ceilings and large windows create a bright and airy living space that flows into the dining area and kitchen. The kitchen boasts warm oak cabinetry, a central island, and plenty of counter space for cooking and entertaining. Upstairs, the spacious primary suite features a 4-piece ensuite complete with a soaker tub and separate shower. This level is completed with a second bedroom and another 4 pce bathroom. The 3rd level walkout on grade is designed for relaxation, with large windows and a spacious family room anchored by a cozy gas fireplace, and features a third bedroom and an additional bathroom that provides privacy for guests or teenagers. Step outside to enjoy the full-length rear deck and a sunny south-facing backyard – the perfect spot for summer barbecues, gardening, or simply soaking up the sun. Year-round comfort is assured with central air conditioning and the furnace was just replaced. The 4th level is home to the laundry area and a huge crawl space which is ideal for storage while the remaining space is unspoiled and offers large windows and plenty of design options to suit your lifestyle.

This Evergreen gem is ideally located within



walking distance to schools, parks and peaceful pathways, and offers convenient access to transit and Stoney Trail for an easy commute. Combining space, comfort, and location, this home is a fantastic opportunity for families and professionals alike. Don't miss your chance to see this one today.

Built in 2006

Essential Information

MLS® #	A2255004
Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,549
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	61 Everglen Way Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5G3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	24
Zoning	R-G

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.