

# \$649,900 - 298 Everstone Drive Sw, Calgary

MLS® #A2217911

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,798 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

This is your new home! Located in Evergreen, one of Calgary's most family-friendly and scenic southwest communities! This beautifully maintained 3-bedroom, 2.5-bathroom property offers the perfect blend of comfort, functionality, and location—ideal for growing families or those who love to be close to nature without sacrificing urban convenience.

As you arrive, you'll appreciate the curb appeal and the convenience of a double attached garage, offering plenty of room for vehicles, storage, and seasonal gear.

Step inside to a warm and welcoming main floor, where natural light floods the open-concept living space. The spacious living room features a cozy gas fireplace—perfect for relaxing evenings—and flows seamlessly into a comfortable dining area and a well-appointed kitchen. The kitchen offers ample counter space, a central island, walk-in pantry, and plenty of cabinetry, making meal prep and entertaining a delight.

The upper level boasts a thoughtfully designed layout including three generously sized bedrooms, each with ample closet space. The primary retreat includes a large walk-in closet and a private 4-piece ensuite, ideal for relaxing at the end of the day. You'll also love the bonus room—perfect for a family media space, home office, or kids' playroom.



Additional features include: Convenient main floor laundry, bright 2-piece powder room on the main level, landscaped backyard with space to entertain or garden, room to expand or customize in the unfinished basement.

Location is everything, and this home delivers! Just a short walk to Evergreen School, parks, playgrounds, and the incredible Fish Creek Provincial Park—one of Canada’s largest urban parks offering miles of trails, picnic areas, and natural beauty. Plus, enjoy easy access to transit, shopping, restaurants, and major routes like Stoney Trail and Macleod Trail.

Whether you’re enjoying peaceful walks through nearby green spaces or watching your kids walk safely to school, this is a home and community that truly supports a balanced lifestyle.

Built in 2004

**Essential Information**

MLS® #	A2217911
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,798
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

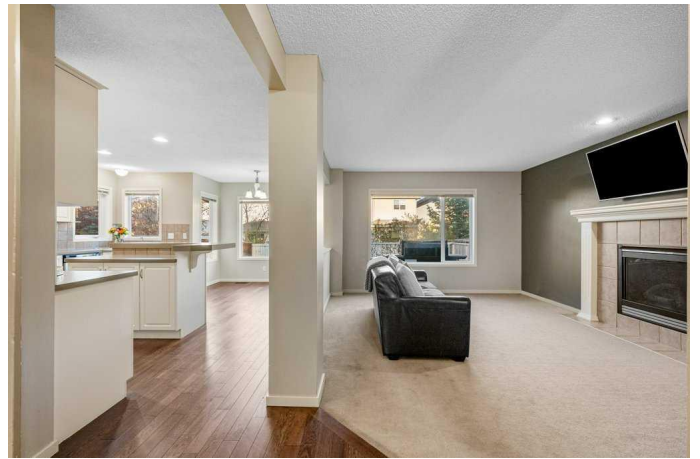
**Community Information**

Address	298 Everstone Drive Sw
---------	------------------------

Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4V2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2



### Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	110
HOA Fees Freq.	ANN

### Listing Details

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.