

# \$499,000 - 75 Everglen Road Sw, Calgary

MLS® #A2229113

**\$499,000**

2 Bedroom, 2.00 Bathroom, 982 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Welcome to Evergreen, where you have the opportunity to get into the most affordable detached home in the community! Bright, cheerful, and move-in ready, this bi-level offers a smart layout with space in all the right places. Step inside and youâ€™re immediately welcomed by natural light through the large west-facing living room windows. The vaulted ceilings and open layout make the space feel airy and connected, whether you're hosting friends or winding down after work. A cozy gas fireplace anchors the living area, while the adjacent dining space is perfectly placed for everyday meals or weekend gatherings. The kitchen offers plenty of prep space, great storage, and everything you need to keep things flowing with ease. The primary bedroom includes its own 4-piece ensuite and two separate closets, making it easy to share or just spread out. The second bedroom, beside the main 4-piece bathroom, is flexible enough for guests, kids, or a bright home office depending on what life calls for next. Downstairs, the unfinished basement gives you a head start with Dricore subfloor already in place, offering a warmer and more comfortable foundation as you plan out the perfect rec room, gym, or additional bedrooms. Out back, thereâ€™s room to build the garage youâ€™ve been dreaming of, whether itâ€™s for vehicles, hobbies, or just some extra storage space. Set on a quiet street in family-friendly Evergreen, this home offers unbeatable value with quick access to parks,



bike paths, schools, shopping, and Stoney Trail. Itâ€™s not just a smart investment, itâ€™s a home that fits real life. Schedule your exclusive tour today!

Built in 2006

**Essential Information**

MLS® #	A2229113
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	982
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	75 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	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	2
Zoning	R-G

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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