

\$633,900 - 320 Evermeadow Road Sw, Calgary

MLS® #A2244724

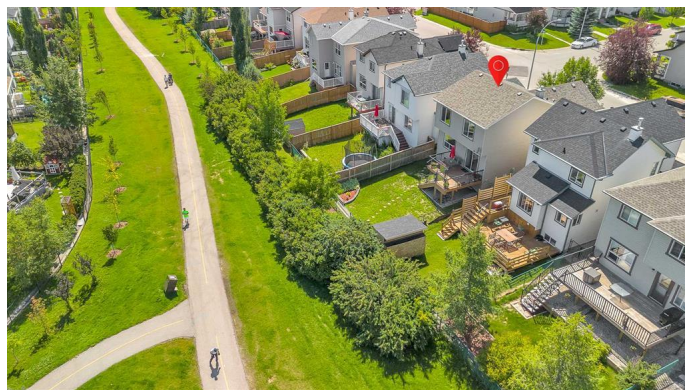
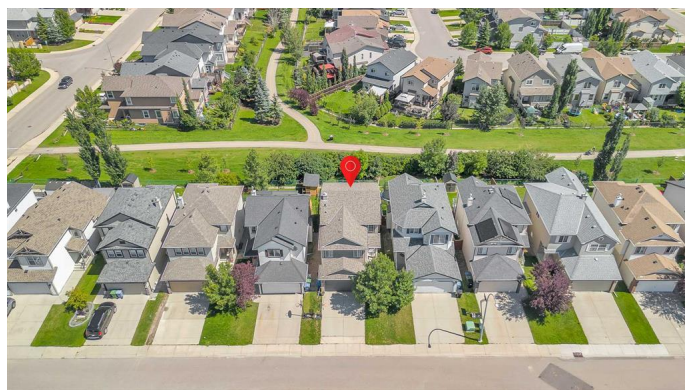
\$633,900

3 Bedroom, 2.00 Bathroom, 1,605 sqft

Residential on 0.08 Acres

Evergreen, Calgary, Alberta

Welcome to this beautifully maintained 3 bed, 2 full bath two-storey home located in the quiet, family-friendly community of Evergreen. Proudly owned by its original occupant and never rented, this East/West-facing property offers over 1,600 sq. ft. of living space and backs directly onto green space and bike paths that lead to Fish Creek Park, perfect for families and nature lovers alike. Step inside to a welcoming open-concept design, featuring bright windows, neutral tones, and durable vinyl plank flooring throughout. The kitchen is the heart of the home, showcasing quartz countertops, wood cabinetry, a new tile backsplash, stainless steel appliances, a modern glass hood fan, and a large island with seating. A corner pantry adds functionality, while the adjacent dining area flows seamlessly into a cozy living room highlighted by a gas fireplace with a custom wood mantel. Step out onto the east-facing composite deck, perfect for everything from morning coffee to evening dining. A full 4-piece bathroom and ample storage complete the main level. Upstairs has new carpet throughout-you will find a spacious BONUS ROOM, ideal for movie nights, a home office, or a playroom, as well as three well-proportioned bedrooms. The primary suite includes large windows, a walk-in closet, and easy access to a full bathroom, creating a peaceful retreat. The basement is fully insulated with egress windows and awaits your custom development. Outside, enjoy your private, sunny backyard with mature trees and



direct access to the community pathway system. Additional upgrades include a brand-new roof, garage door, siding, exterior paint, and updated interior finishes. Located just 20 minutes from downtown Calgary and close to Spruce Meadows, South Glenmore Park, Sikome Lake, and within walking distance to three schools, this home offers a rare blend of convenience, tranquility, and pride of ownership. Book your private showing today!

Built in 2005

Essential Information

MLS® #	A2244724
Price	\$633,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,605
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	320 Evermeadow Road Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind, Rectangular Lot, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	48
Zoning	R-G

Listing Details

Listing Office	2% Realty
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