\$769,900 - 263 Everoak Drive Sw, Calgary

MLS® #A2248144

\$769,900

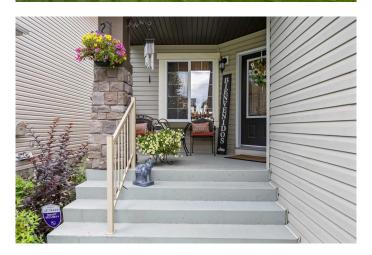
4 Bedroom, 4.00 Bathroom, 2,211 sqft Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Welcome to 263 Everoak Drive SW â€" A Warm and Inviting Family Home in Evergreen. Step into this beautifully maintained home and feel instantly welcomed by its thoughtful layout and cozy charm. The main floor is designed with family living in mind, featuring a spacious home office perfect for remote work or homework sessions, and a convenient laundry room to make daily chores a breeze. The heart of the home is the open-concept kitchen and living area, where you'll find stainless steel appliances, a built-in wine rack, corner pantry, and plenty of counter space for meal prep and entertaining. The living room is anchored by a stunning gas stone fireplace with a custom niche aboveâ€"ideal for showcasing family photos or seasonal décor. Rich hardwood flooring flows throughout the main level, adding warmth and elegance. Enjoy seamless indoor-outdoor living with two sets of double doorsâ€"one from the living room and another from the dining areaâ€"leading to the west-facing backyard. Whether you're hosting summer BBQs or enjoying quiet evenings, the deck, patio, pergola, and fire pit create a perfect outdoor retreat for the whole family. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with walk-in closet, plus a bonus room that's perfect for a playroom, media space, or teen hangout. The upper hallway also features hardwood flooring, and the two full bathrooms are finished with tile. The fully finished basement offers even more space







with an additional bedroom, a full bathroom, and a large recreation roomâ€"ideal for guests, hobbies, or family movie nights. Located in a friendly, family-oriented neighborhood, just minutes from Fish Creek Park, this home is close to schools, parks, and all the amenities your family needs. Recent updates include a new roof (2023), hot water tank (2022), and newer microwave and stove (2022) for added peace of mind. Don't miss your chance to make this wonderful home yoursâ€"schedule a private showing today and experience all that Evergreen has to offer!

Built in 2006

Essential Information

MLS® # A2248144 Price \$769,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,211
Acres 0.09
Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 263 Everoak Drive Sw

Subdivision Evergreen
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0A5

Amenities

Amenities Other

Parking Spaces

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan,

Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator,

Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Other

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 14th, 2025

Zoning R-G HOA Fees 105 HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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