

# \$604,900 - 69 Everglen Way Sw, Calgary

MLS® #A2247362

**\$604,900**

4 Bedroom, 4.00 Bathroom, 1,585 sqft

Residential on 0.08 Acres

Evergreen, Calgary, Alberta

Discover the great potential of this home in the sought-after Evergreen community! Filled with natural light, spacious rooms, and several upgrades already in place, it just needs a little love and care from its new owners to truly shine.

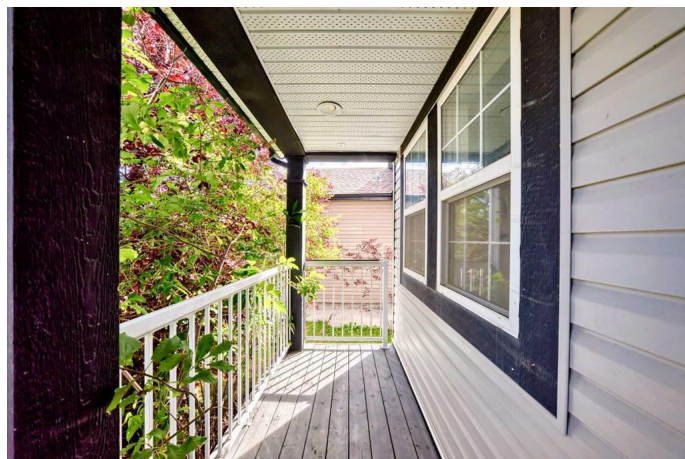
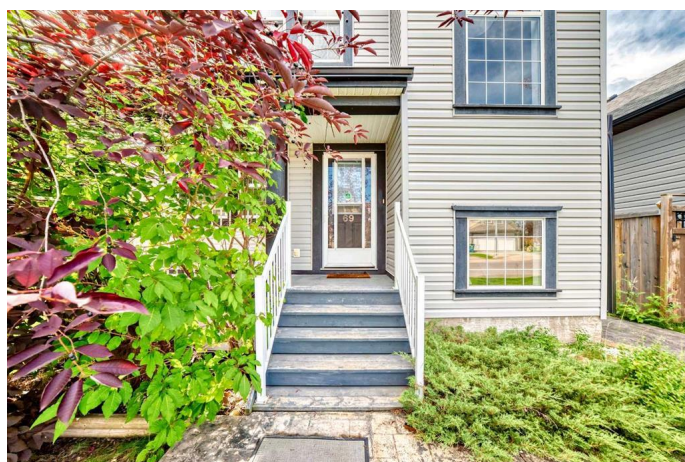
From the moment you arrive, the attractive curb appeal and wide stamped concrete pathway welcome you in. The exterior features brand-new siding throughout the entire house, a roof replaced in 2020, and a new hot water tank – giving you peace of mind for years to come.

Inside, the main floor offers an open-concept layout complemented by a generous front office. The kitchen provides plenty of storage space, upgraded lighting, a stone island, glass tile backsplash, and a corner pantry, all connected to a comfortable living room and dining area – perfect for family gatherings. Upstairs, you’ll find the primary suite with a walk-in closet and a 4-piece ensuite featuring a relaxing jetted tub. Two additional bedrooms share a unique Jack & Jill-style 4-piece bathroom.

The basement, finished by the builder, includes a large family room, a private fourth bedroom, a cozy stone corner fireplace, and a full bathroom.

Outside, enjoy the sun on the stamped concrete patio and deck in the south-facing backyard.

An excellent opportunity for buyers looking to personalize their home in one of the most



desirable neighborhoods â€” offering location, space, and value all in one property.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247362    |
| Price          | \$604,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,585       |
| Acres          | 0.08        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 69 Everglen Way Sw |
| Subdivision | Evergreen          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Y5G3             |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |
| # of Garages   | 2           |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Open Floorplan, Pantry             |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas, Basement  |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Garden, Other                    |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 70               |
| Zoning         | R-G              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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