

# \$549,900 - 697 Evermeadow Road Sw, Calgary

MLS® #A2213397

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,418 sqft  
Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Enjoy the 3D tour of this charming home. Discover a charming family home in the heart of the beautiful Evergreen community! Thoughtfully designed for modern living, this property boasts 3 bedrooms and 1.5 bathrooms, offering a blend of exceptional comfort and convenience. Front entry welcomes you with its large, inviting porch. Step inside to find a modern, open-concept floorplan featuring a versatile living room—perfect for cozy evenings by the fireplace or entertaining guests. Aspiring chefs will fall in love with the gourmet kitchen, complete with a granite countertop island, raised breakfast bar, and ample storage. Adjacent to the kitchen, the sun-drenched south-facing dining room showcases expansive windows, overlooking a backyard ideal for summer BBQs and outdoor gatherings. Upstairs, you'll find three spacious bedrooms and a full 4-piece bathroom. The unfinished basement offers endless possibilities for customization, allowing you to create a space tailored to your needs. The fenced yard includes a parking pad with a large gate, providing convenient separation from the back alley. Nestled in a prime location, this home is within walking distance to an elementary school (just 700 meters) and steps away from Our Lady of Evergreens school. A short 3-minute drive takes you to the junior high school, while Dr. E.P. Scarlett High School is just 9 minutes away. Enjoy the proximity to Fish Creek Provincial Park,



Shawnessy Shopping Centre, and the innovative Buffalo Run retail center. Costco is less than 5 minutes by car, downtown Calgary is a quick 20-minute drive, and the stunning Rocky Mountains are only 40 minutes away. With seamless access to Macleod Trail and the Southwest Ring Road, convenience is at your doorstep. Indulge in the elegance and practicality of this Evergreen gemâ€”schedule your private viewing today and embark on the next chapter of your journey!

Built in 2004

**Essential Information**

MLS® #	A2213397
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,418
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	697 Evermeadow Road Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4W7

**Amenities**

Amenities	None
Parking Spaces	2

Parking	Parkade
---------	---------

## Interior

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

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Asphalt
Foundation	Poured Concrete

## Additional Information

Date Listed	April 20th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

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.