

# \$624,900 - 69 Everglen Way Sw, Calgary

MLS® #A2247362

**\$624,900**

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.

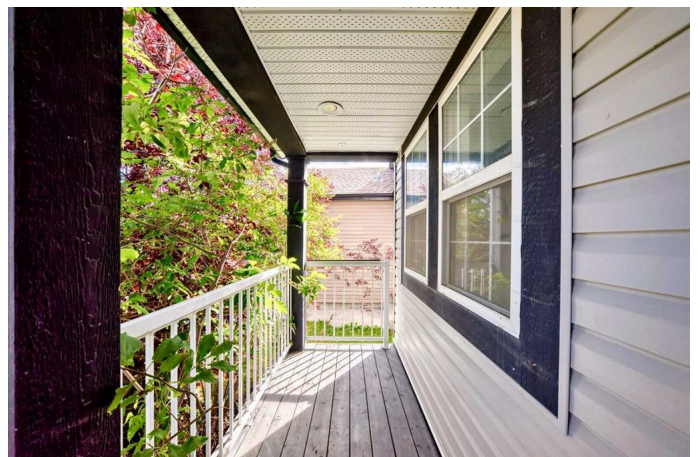
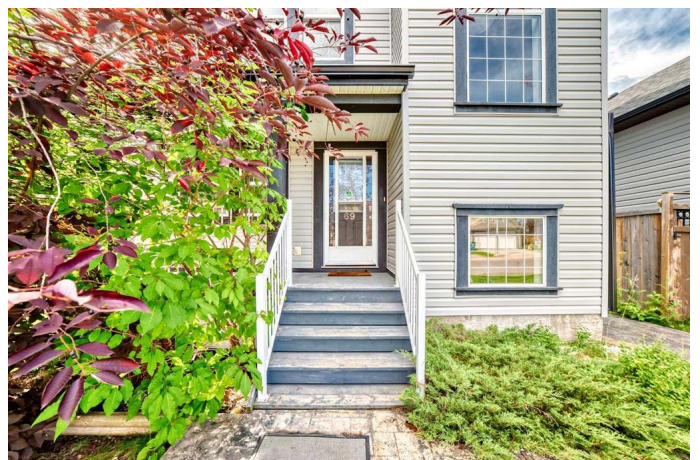
From the moment you arrive, the attractive curb appeal and wide stamped concrete pathway welcome you in. The exterior features brand-new siding throughout the entire house, a roof replaced in 2020, and a new hot water tank – giving you peace of mind for years to come.

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	\$624,900
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	Basement, Gas
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	61
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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