

\$659,900 - 285 Evermeadow Avenue Sw, Calgary

MLS® #A2216024

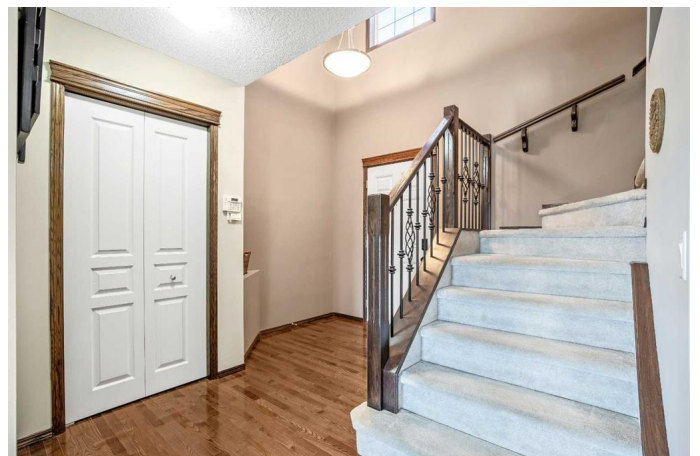
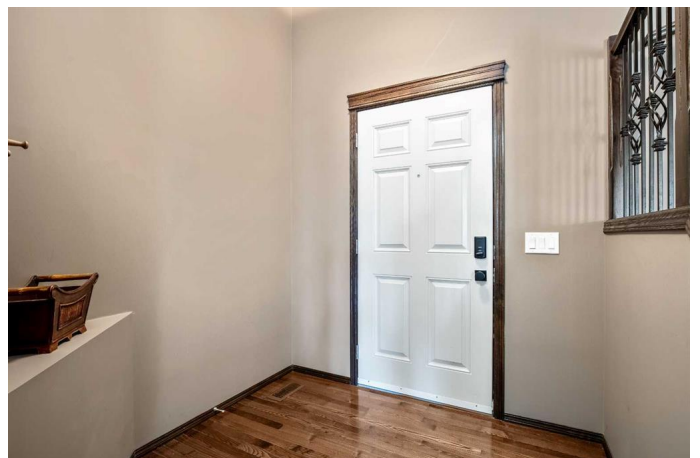
\$659,900

4 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Beautiful 4-Bedroom Home, 2- storey home in the sought-after community of Evergreen with 4 schools perfectly suited for families or first time buyers looking for comfort, convenience, and style. BONUS as no busing required until Grade 7. House built by one of the top builders in Calgary with superior building materials. You see the quality as you go through the house. This well-maintained 4-bedroom, 2.5-bathroom home is full of thoughtful upgrades (\$40K when built). The main floor boasts rich hardwood flooring, a cozy gas fireplace with fan in the family room, and built-in ceiling speakers for immersive sound in the kitchen and living area. The kitchen is a chef's dream, featuring quartz countertops, a spacious corner pantry, and double French doors (with phantom screens) that open to a patio and a sun-filled, south-facing backyard that backs onto a park/green space. Upstairs, you'll find a large bonus room transformed into a bright fourth bedroom with oversized windows and does not suffer from being cold like other bonus rooms over garages due to materials used in finishing garage. The primary suite includes a large ensuite with a jetted tub, quartz countertops, walk-in closet and an upgraded vanity with lots of storage. The basement is ready for your personal touch, with two oversized windows and rough-in plumbing for a bathroom and utility sink. The oversized, drywalled, insulated, and polywrapped garage (21' x 23') comfortably fits two vehicles and provides



plenty of additional storage space.
Lots of space to open car doors. Additional highlights include: Hunter Douglas blinds in all rooms, vacuflow system that's powerful, high-efficiency furnace with air exchanger, double E glazed windows, upgraded railing instead of stub wall, new roof (2022) siding replaced front and side (2022). This move-in-ready home combines functionality and style in one of the city's most desirable locations. The house is at a great price for all that you get (including additional shelving in master, laundry room, extra outlets in all rooms, additional lights in kitchen, family room). Don't miss out - schedule your private showing.

Built in 2008

Essential Information

MLS® #	A2216024
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,802
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	285 Evermeadow Avenue Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Y 0C5

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Attached, Insulated, Oversized
of Garages 2

Interior

Interior Features Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Ceiling Fan(s), Central Vacuum, French Door
Appliances Dishwasher, Dryer, Electric Oven, Refrigerator, Garage Control(s), Microwave Hood Fan, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Blower Fan, Family Room
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line
Lot Description Landscaped, Rectangular Lot, Backs on to Park/Green Space
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 8th, 2025
Days on Market 53
Zoning R-G
HOA Fees 105
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.