

# \$578,800 - 506 Everridge Drive Sw, Calgary

MLS® #A2219853

**\$578,800**

3 Bedroom, 3.00 Bathroom, 1,231 sqft  
Residential on 0.09 Acres

Evergreen, Calgary, Alberta

\*\*\*OPEN HOUSE , 18th May 2-4PM .\*\*\*

Welcome to 506 Everridge Drive SW â€” a spacious and well-maintained home located in the highly sought-after community of Evergreen! This property features a rare walk-up basement with a separate entrance, offering excellent potential for rental income or multi-generational living (subject to city approval). The main floor is fully roughed-in for water and electrical, and the basement already has a separate kitchen and bathroom installed, saving you significant time and renovation costs.

Ideally situated just minutes from Stoney Trail, this home is also close to top-rated schools (CBE, Catholic, and Dr. E.P. Scarlett High School), parks, and major shopping centers â€” offering both convenience and a family-friendly lifestyle.

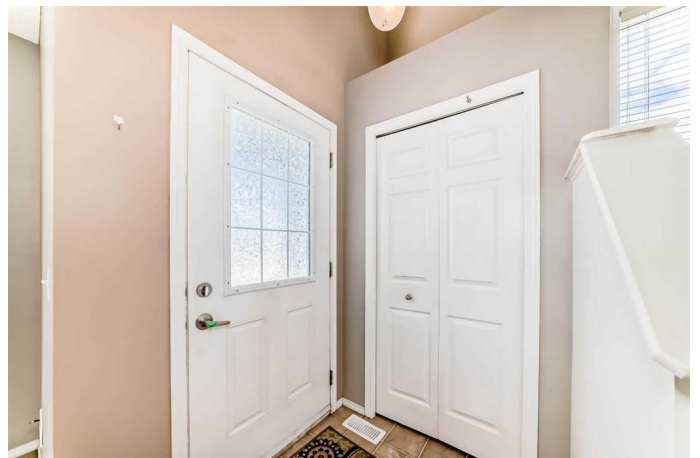
Whether you're looking to live in or invest, this property offers outstanding flexibility and long-term value. Donâ€™t miss this high-potential home in one of Calgaryâ€™s most desirable communities!

Built in 2006

## Essential Information

MLS® #                   A2219853

Price                     \$578,800



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,231       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 506 Everridge Drive Sw |
| Subdivision | Evergreen              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 5E5                |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Exterior Entry, Finished, Full, Walk-Up To Grade                              |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Entrance                                   |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 5             |
| Zoning         | R-G           |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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