

# \$569,900 - 14 Everglen Manor Sw, Calgary

MLS® #A2225898

**\$569,900**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0.07 Acres

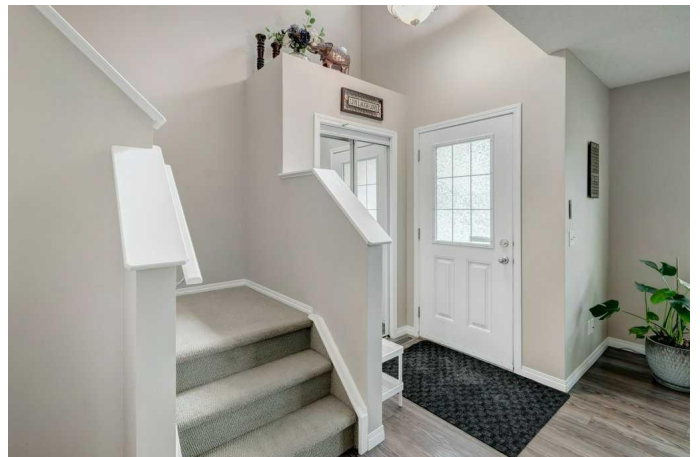
Evergreen, Calgary, Alberta

Welcome to this well maintained two-story home in the desirable Evergreen community. Featuring 3 bedrooms and 2 baths, this property offers a perfect blend of comfort, functionality and location.

Step inside to a bright and spacious layout, complete with central AC to keep you cool in the summer. Large Kitchen with workable island and separate dining area is ideal for family dinners or social gatherings. Lots of windows on the main floor to capture a ton of natural light with south facing exposure off the living room.

The unfished basement provides a blank canvas ready for your personal touch ~~create the perfect recreation room, home office or additional bedroom space. Outdoors, enjoy a beautifully landscaped yard with mature trees and lawn, a fenced backyard with a large deck ~~ideal for entertaining or a relaxing evening under the stars. A standout feature of this home is the oversized double detached garage equipped with a Bendpak GP-7 vehicle lift, perfect for mechanics, car enthusiasts or extra storage.

Located just minutes from Stoney Trail, with a quick getaway to Kananaskis Country. This home is close to schools, shopping, bike paths, playgrounds and all the family-friendly amenities Evergreen has to offer.



Don't miss your opportunity to live in one of the city's most sought after neighborhoods!

Built in 2006

### **Essential Information**

MLS® #	A2225898
Price	\$569,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	14 Everglen Manor Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2y5g4

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street, Oversized
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	June 4th, 2025
Days on Market	52
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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