

# \$534,900 - 177 Everglen Way Sw, Calgary

MLS® #A2247029

**\$534,900**

3 Bedroom, 3.00 Bathroom, 1,398 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Welcome to this stunning two storey home located in the highly sought-after community of Evergreen. The main floor features an open-concept layout, highlighted by large windows that flood the space with natural light. The spacious living area with a build-in entertainment station and a cozy fireplace seamlessly connects to a well-appointed kitchen with a central island, corner pantry, ample maple cabinetry, and a large dining area. A 2-piece bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, including a sunny primary bedroom with a walk-in closet and a private 3-piece ensuite. A spacious 4-piece bathroom serves the additional bedrooms. The stairwell is enhanced by soaring ceilings and an abundance of natural light, creating an airy and welcoming atmosphere. The unfinished basement includes laundry and offers excellent potential for future development. Step outside to a private, fenced backyard with a large deck, ideal for relaxing or hosting gatherings. This home is ideally situated close to schools, shopping, and the natural beauty of Fish Creek Park. Don't miss this incredible opportunity, schedule your private showing today!

Built in 2007

## Essential Information

MLS® #

A2247029



|                |             |
|----------------|-------------|
| Price          | \$534,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,398       |
| Acres          | 0.07        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 177 Everglen Way Sw |
| Subdivision | Evergreen           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Y 5G1             |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Parking Pad, Carport |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Family Room, Gas                                                    |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Unfinished                                                    |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Lane, Square Shaped Lot   |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 7                |
| Zoning         | R-G              |

**Listing Details**

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

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