

# **\$669,900 - 64 Everglen Rise Sw, Calgary**

MLS® #A2233379

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,808 sqft

Residential on 0.13 Acres

Evergreen, Calgary, Alberta

Open House on Sunday Aug Aug 31st 1:00 -4:00 Welcome to this beautiful home in the ever-popular community of EVERGREEN. This home offers over 2400 Sq ft of LIVING SPACE on a LARGE 5769.5 Sq Ft lot WITH PEAR AND CHERRY TREES, which backs onto extensive green space. Walk into the spacious foyer, leading to an inviting OPEN CONCEPT main level with lots of natural lighting. There are west-facing windows with ELEGANT WHITE SHUTTER BLINDS on all main floor windows. The Living Room offers a gas fireplace to enjoy those cooler evenings, the bright Kitchen features AMPLE CABINETRY with BREAKFAST BAR ISLAND, Stainless Steel appliances, and a good-sized pantry. The cozy dining area has large windows and access to the large back deck with a PERGOLA and large green space for children and pets to play in. The STORAGE SHED provides additional space for garden and yard storage. The Main level also offers a half bath. The upper level is very well designed with a Master bedroom with a full bath and walk-in closet, 2 more good-sized bedrooms, 2nd full bath, and the laundry room is an added touch. Large BONUS ROOM with attached DEN provides a growing family with plenty of room to enjoy playing and watching family movies. The fully FINISHED BASEMENT offers a large rec room and a great-sized storage room with full shelving. The fully insulated and drywalled OVERSIZED HEATED DOUBLE GARAGE is complete with



lots of built-in cabinets and a WORKBENCH, which provides plenty of storage and efficient working space. The home has a CENTRAL VACUUM SYSTEM a CENTRAL AIR CONDITIONER for added year-round comfort, and an underground IRRIGATION SYSTEM. Evergreen is a fantastic established community, minutes to beautiful Fish Creek Park, nearby schools, shopping, transit, and more, and easy access to Stoney Trail. Don't miss out - schedule your private viewing.

Built in 2005

**Essential Information**

MLS® #	A2233379
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,808
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	64 Everglen Rise Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4Z4

**Amenities**

Amenities	Other
Parking Spaces	4

Parking Double Garage Attached, Insulated

# of Garages 2

## Interior

Interior Features Breakfast Bar, Central Vacuum, Smoking Home, Open Floor Plan, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

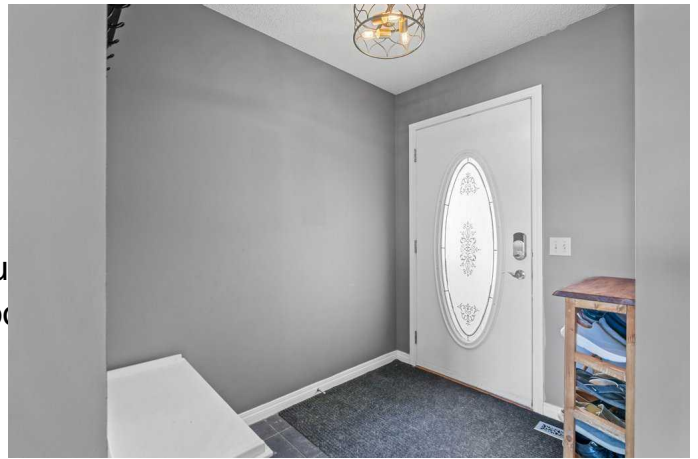
Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full



## Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, No Neighbours Behind, Private, Underground Sprinklers

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame, Shingle Siding

Foundation Poured Concrete

## Additional Information

Date Listed June 21st, 2025

Days on Market 68

Zoning R-G

HOA Fees 105

HOA Fees Freq. ANN

## Listing Details

Listing Office Greater Calgary Real Estate

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