

# \$622,500 - 257 Everglen Rise Sw, Calgary

MLS® #A2202088

## \$622,500

3 Bedroom, 3.00 Bathroom, 1,026 sqft

Residential on 0.08 Acres

Evergreen, Calgary, Alberta

OPEN HOUSE SAT MAY 3rd FROM 2 TO 4. This beautiful home with over 2,000 sq ft of finished living space offers 3 bedroom +office(IT CAN BE USED LIKE 4TH BEDROOM), 3 full bathrooms, 4 level split home walk up to grade fully finished basement is on a quiet crescent directly across from park/playground. The moment you step inside you will be greeted by nice updates throughout give it a modern cozy feel that is sure to make you feel right at home. The main floor features a large living room and vaulted ceiling. Stylish vinyl plank Deluxe flooring thru main floor and upper level, quartz counters in the kitchen and in all 3 bathrooms, newer SS appliances(3 years old), new undermount sinks in kitchen and all bathrooms and new faucets. There are two good sized bedrooms up with a 4 pcs ensuite for the Master bedroom and very spacious walk in closet & a full bathroom for the second bedroom. As you make your way to the 3rd level, you'll find a great sized family room with gas fireplace with refinished mantle, office/den, another full bathroom & walk-up door to the sunny west facing yard and patio area! You will find another huge bedroom in the basement. This home is freshly painted, with large lighted crawl space has double detached garage, new roof(2021), newer water tank(2018) and newer washer/dryer(3 years old) and a prepaid home security account. Walking distance to Sobey, Starbucks, Medical Centre, to schools and bus stop and easy access to Stoney



Trail.Short drive to Costco and Kananskis and short walk to Fish Creek Park.

Directions:

Built in 2006

### **Essential Information**

MLS® #	A2202088
Price	\$622,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,026
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	257 Everglen Rise Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5E7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement      Yes  
Basement      Finished, Full, Walk-Up To G

**Exterior**

Exterior Features      Lighting, Playground  
Lot Description      Back Lane, Back Yard, Stree  
Roof      Asphalt Shingle  
Construction      Vinyl Siding, Wood Frame  
Foundation      Poured Concrete

**Additional Information**

Date Listed      March 13th, 2025  
Days on Market      52  
Zoning      R-G

**Listing Details**

Listing Office      RE/MAX House of Real Estate



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.