

\$615,000 - 35 Everridge Road Sw, Calgary

MLS® #A2263583

\$615,000

3 Bedroom, 3.00 Bathroom, 1,648 sqft

Residential on 0.08 Acres

Evergreen, Calgary, Alberta

*OpenHouse Saturday October 18

12:00pm-3:00pm* Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home with a fully finished basement! Step inside to soaring vaulted ceilings and an open, light-filled layout that creates a warm and inviting atmosphere. The bonus room is perfect for a home office or family retreat, featuring large east-facing windows that fill the space with natural light. Stay cool all summer with a recently added A/C unit.

Enjoy your private west-facing backyard, complete with a newly built deck – the ideal spot for barbecues, entertaining, or simply relaxing in the evening sun. The home backs onto a lane, adding extra privacy and flexibility. Located close to schools, parks, and Stoney Trail, you™ll love the easy access in and out of the community and proximity to all the everyday amenities you need.

This home combines comfort, functionality, and a fantastic location – truly move-in ready!

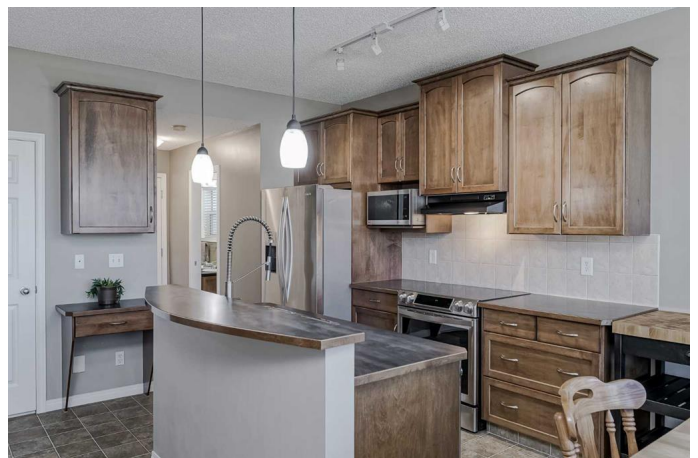
Built in 2003

Essential Information

MLS® # A2263583

Price \$615,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Everridge Road Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4S8

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	137
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

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.