

# \$579,900 - 35 Everstone Way Sw, Calgary

MLS® #A2216899

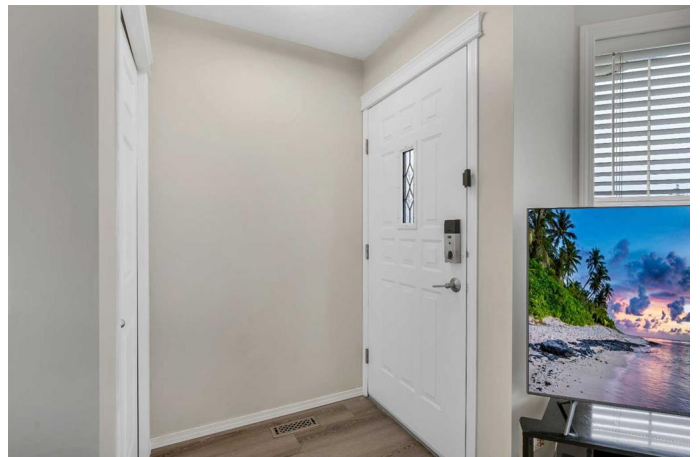
**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,286 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Welcome to this beautifully updated 3-bedroom, 1.5-bathroom home in the sought-after, family-friendly community of Evergreen. This wonderfully updated home is perfectly situated across from a playground and within walking distance to schools, this homeâ€™s the ideal blend of comfort, style, and convenience. Inside, youâ€™ll find a bright open-concept main floor featuring brand-new vinyl flooring, a cozy living area, and a modern white kitchen, stunning quartz countertops and subway tile backsplash and comes with stainless steel appliances, a large island, and a walk-in pantry. The sunlit dining area overlooks the south-facing backyard, with direct access to a deck and fully fenced yardâ€™perfect for kids, pets, or summer BBQs. A convenient half bath completes the main level. Upstairs, the spacious primary bedroom connects to a 4-piece cheater ensuite, while two additional bedrooms offer flexible space for family, guests, or a home office. Additional highlights include a newly built detached garage with a winch, a new roof, new siding, a high-efficiency furnace, and built-in seasonal / architectural lighting for effortless curb appeal year-round. Enjoy life in Evergreen with nearby parks, 4 nearby elementary and junior high schools, Fish Creek Provincial Park, and easy access to Stoney and Macleod Trail, plus shopping, city transit and amenities just minutes away. Donâ€™t miss this move-in-ready gemâ€™book your private showing today!



Built in 2001

## Essential Information

MLS® #	A2216899
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,286
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	35 Everstone Way Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4E4

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Freezer, Oven
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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