

# \$709,900 - 285 Evermeadow Avenue Sw, Calgary

MLS® #A2216024

**\$709,900**

4 Bedroom, 3.00 Bathroom, 1,802 sqft

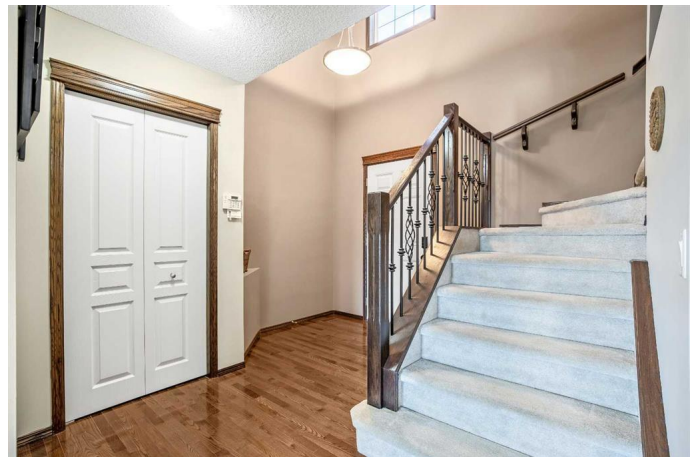
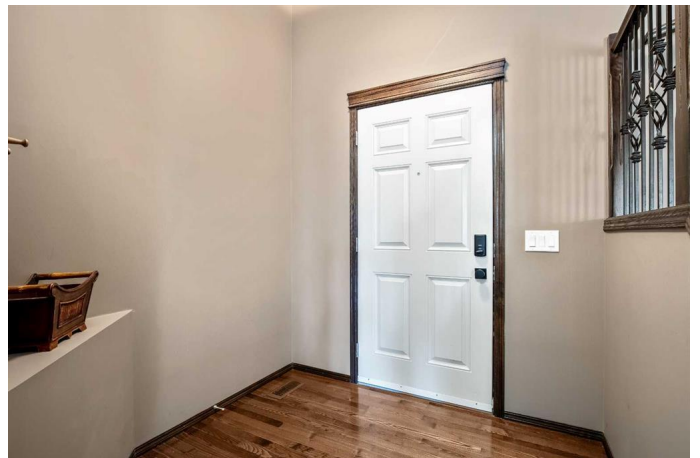
Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Ideal for Families & First-Time Buyers!  
Beautiful 4-Bedroom Home in Evergreen SW.  
Welcome to this stunning 2-storey home in the sought-after community of Evergreen – perfectly suited for families or first time buyers looking for comfort, convenience, and style. This well-maintained 4-bedroom, 2.5-bathroom home is full of thoughtful upgrades and inviting features. The main floor boasts rich hardwood flooring, a cozy gas fireplace with fan in the family room, and built-in ceiling speakers for immersive sound in the kitchen and living area. The kitchen is a chef's dream, featuring quartz countertops, a spacious corner pantry, and double French doors (with phantom screens) that open to a patio and a sun-filled, south-facing backyard that backs onto a park/green space. Upstairs, you'll find a generous bonus room transformed into a bright fourth bedroom with oversized windows offering an abundance of natural light. The primary suite includes a large ensuite with a jetted tub, quartz countertops, walk-in closet and an upgraded vanity with ample storage.

The basement is ready for your personal touch, with two oversized windows and rough-in plumbing for a bathroom and utility sink. The oversized, drywalled, insulated, and poly wrapped garage (21' x 23') comfortably fits two vehicles and provides plenty of additional storage space.

Additional highlights include: Hunter Douglas blinds in all rooms, high-efficiency furnace with



air exchanger, double E glazed windows, new roof (2022). Located in a family-friendly neighbourhood with 4 nearby schools. This move-in-ready home combines functionality and style in one of the city's most desirable locations. Don't miss out - schedule your private showing today!

Built in 2008

**Essential Information**

MLS® #	A2216024
Price	\$709,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,802
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	285 Evermeadow Avenue Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0C5

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Family Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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