



**154 Everglen Rise SW
Calgary, Alberta**

MLS # A2302401



\$545,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: Garden shed in the backyard

****Open House: Sat, April 25, 1-3 pm**.** Bright & Spacious | 3 Beds | 2.5 Baths | 1,472 sq.ft. Recent Upgrades. Welcome to this sunny, east-west facing 2-storey detached home in the desirable community of Evergreen, offering thoughtfully designed living space. Built in 2005, this well-maintained home combines comfort, functionality and recent upgrades—perfect for families or first-time buyers. The main floor features an open-concept layout filled with natural light, highlighted by a spacious living room with a cozy corner gas fireplace. The bright kitchen and dining area flow seamlessly to the fully fenced backyard—that is perfect for summer enjoyment. A rear parking pad with space for up to three vehicles. A charming front porch/veranda adds to the home’s inviting curb appeal. Upstairs, you’ll find three generously sized bedrooms, each with its own walk-in closet, including a primary retreat with a 4-piece ensuite that includes a relaxing soaker tub. Convenient second-floor laundry adds everyday ease. The unfinished basement, which includes a bathroom rough-in, offers endless possibilities for future development. Additional features include fresh paint, newer carpet, a newer roof (2022) and a furnace installed just 6 months ago. Explore the nearby Fish Creek Park, walking paths, and shopping (a variety of options like Costco, Walmart and Superstore are a short drive away), recreation, and quick access to Stoney Trail for travel to the mountains or downtown. Located in a family-friendly neighbourhood with easy access to all types of schools within the community plus a commercial centre a short walk away that offers a convenience store, medical clinic and gas station. Families will appreciate the proximity to kids’ playgrounds and additional

shopping destinations like Sobeys and Shopper's Drug Mart, making this an ideal location for everyday living. Call to book your private viewing today.