



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

133 Everwoods Close SW
Calgary, Alberta

MLS # A2303950



\$720,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,882 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: none

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

QUIET STREET | WALKOUT BASEMENT + ILLEGAL SUITE | SKYLINE VIEWS | DOUBLE ATTACHED GARAGE | OVER 1,880 SQ FT ABOVE GRADE Welcome to this well-maintained family home tucked away on a quiet street in Evergreen. With over 1,880 sq ft above grade, a walkout basement with an illegal suite, and a balcony showcasing skyline views, this property checks boxes for both families and investors. The main floor features a bright, open-concept layout anchored by a functional kitchen with island, pantry, ample cabinetry, and seamless flow into the dining and living areas. Large windows bring in natural light throughout the day, while the living room fireplace adds warmth and comfort. Step out onto the elevated balcony and take in the distant skyline views, a rare bonus in this price range. Upstairs, the layout is ideal for families with three bedrooms, including a spacious primary retreat with walk-in closet and full ensuite. A central bonus room provides flexible space for a second living area, a kids' zone, or a home office. Two additional bedrooms and a full bath complete the upper level. The walkout basement is a major highlight, featuring an illegal suite with its own kitchen, bedroom, full bathroom, laundry, and separate access to the backyard. Whether used for extended family, guests, or potential rental income, this adds real versatility and value. The attached double garage and driveway provide ample parking and storage. Located in the highly desirable community of Evergreen, you're surrounded by parks, pathways, and schools, with quick access to Fish Creek Provincial Park, one of Calgary's premier outdoor destinations. Shopping and amenities are minutes away at Shawnessy Towne Centre, including groceries, restaurants, coffee shops, and major retail. Commuting is convenient with nearby Stoney Trail, Macleod Trail, and access to

the Somerset / Bridlewood LRT station. This is a well-rounded property in a quiet, family-friendly pocket of Evergreen, offering space, functionality, and long-term upside.