



GRASSROOTS
REALTY GROUP

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124 Everglen Way SW
Calgary, Alberta

MLS # A2311702



\$575,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,535 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Have you outgrown your current apartment or townhome, but are tired of seeing every detached home in your price range falling short on number of bedrooms, no garage, no developed basement, or all three?! Forget about sharing walls or backyards ever again! Come see why 124 Everglen Way is a TRUE UNICORN!, boasting 5 bedrooms total (4 of them upstairs!), and 2.5 bathrooms, this is exactly the home for a family that has been waiting for a special place to come along. That is right, here you can find OVER 2000 of total developed square footage, a DOUBLE ATTACHED GARAGE, a FULLY FINISHED BASEMENT with its own bar/kitchenette area, a large WEST FACING BACKYARD with MOUNTAIN VIEWS, and even better: NO NEIGHBOURS BEHIND —and all of this in one of Calgary's favourite communities, Evergreen! You can stop compromising now on the things that matter the most, because your new home in Evergreen has it all. Hitting the market for the first time in over ten years, this beautiful family home is especially fitting for those outgrowing their current living space and have been putting off waiting on the right property to make a move. This is a home that is looking for a family wanting to bring their vision to life, add their own personal touch, and is ready to put roots down for years to come. Last but not least, the myriad meaningful updates & upgrades over the years include 50 year, class-4 impact shingles (2021), upgraded 50 gallon hot water heater with ten-year warranty (2022), upgraded garage door and assembly/components (2023), upgraded bathroom stone vanities with new faucets (2025), fresh paint (2026), professional clean (2026), and upgraded bathroom & kitchen exhaust fans (2026). All we are missing is you! Call your Realtor and schedule a showing today!

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