



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**324 Evermeadow Road SW
Calgary, Alberta**

MLS # A2312668



\$629,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,572 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 4 | Baths: | 2 full / 2 half |
| Garage: | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N | | |

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|--------------------|--|-------------------|---|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features: | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

This very clean and well-maintained 2-storey home offers over 2,000 sq. ft. of developed living space in a quiet and family-friendly location backing onto green space. Move-in ready and thoughtfully updated throughout, this home combines comfort, functionality, and excellent value. The main floor features newer luxury vinyl plank flooring (2024), a spacious living room with a cozy gas fireplace and peaceful green space views, a bright kitchen with upgraded appliances, and a generous dining area with sliding doors leading to a large deck—perfect for outdoor enjoyment. A convenient main floor laundry room completes the level. Upstairs, the spacious primary bedroom includes an elegant ensuite bathroom, accompanied by two additional good-sized bedrooms, a full bathroom, and a versatile computer or study area. The professionally finished basement adds even more living space with a huge family room, an additional bedroom, and a bathroom—ideal for guests, teens, or entertaining. Recent upgrades include asphalt shingles and eavestroughs (2022), garage door (2022), dishwasher (2025), stove (2026), hot water tank (2019), three new toilets and pedestal sink (2026), and deck refacing (2026). Located on a quiet and safe street within walking distance to schools and parks, and close to shopping, transit, and the LRT, this is a fantastic opportunity to own in the sought-after community of Evergreen.