



GRASSROOTS
REALTY GROUP

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86 Everwillow Circle SW
Calgary, Alberta

MLS # A2313097



\$535,000

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,059 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, 1		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks		
Inclusions:	TV Mount		

If you're looking for a home that's move-in ready, has plenty of parking, a great backyard, and no condo fees, this one deserves a look! Ideally located directly across from beautiful green space and a playground, this perfectly updated home offers a great combination of comfort, style, and everyday functionality. The main floor is bright and open, with hardwood flooring in the main living and kitchen area, and tile at the front and back entrances. The spacious living room flows into the dining area and kitchen, making it perfect for entertaining. The kitchen features a subway tile backsplash, raised eating bar, high-end stainless steel appliances, plenty of cabinetry, and a large pantry. There's lots of room to cook, gather, and entertain. Upstairs, you'll find a spacious primary bedroom with a walk-in closet, 2-secondary bedrooms, and a 4-piece bathroom. The basement is home to the laundry, a workbench and loads of extra storage. Outside, the fully fenced west-facing backyard is a great spot to enjoy those sunny afternoons, while the DOUBLE DETACHED GARAGE, is insulated and has an ELECTRIC HEATER and 220 Volt power. There is also extra parking for a trailer or a 3rd vehicle, beside the garage. And there's been plenty of updating here too, including: FURNACE (2026), HOT WATER TANK (2022), ATTIC INSULATION (2023), FLAT PAINTED CEILINGS (2025), VANITY in main bath (2024), WATER SOFTENER & REVERSE OSMOSIS FILTRATION (2024), GENERATOR PANEL (2024) in Basement for fridge, HWT, Furnace and WiFi plug. The location is another big plus, with parks, schools, shopping, recreation, and entertainment all close by. Whether you're a first-time buyer, growing family, or investor, this home offers a lot of flexibility. Great location. Great updates. Great parking. No condo fees.

What’s not to love? Come take a look and see if this one could be the right fit for you!