



**107 Everwoods Park SW
Calgary, Alberta**

MLS # A2325012



\$658,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,919 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: TV Wall Mount, Floating Shelves, Security System Equipment, Garage Wall Mounted Shelves, Outdoor Trampoline, Window coverings

Bright, renovated, and set on a private west-facing lot with no neighbours behind, this Evergreen two-storey offers incredible light, sunny outdoor living, beautiful winter skies, and stunning sunset views. With a renovated kitchen, updated floors, new roof, updated appliances, and a functional family-friendly layout, this home delivers comfort, privacy, and everyday convenience — all in an established southwest community with quick access to Stoney Trail, Glenmore Trail, Costco, Shawnessy YMCA, restaurants, shopping, downtown, and the airport. The main floor features a vaulted front entry, an open-concept design, and an updated kitchen with quartz countertops, modern finishes, an eating bar, corner pantry, and seamless flow into the dining area and spacious living room with an updated gas fireplace. Upstairs, you’ll find three generous bedrooms, an open railing overlooking the entryway, and a large bonus room ideal for movie nights, a home office, or a kids’ hangout space. The primary suite includes a walk-in closet and private ensuite with a soaker tub and separate shower. The unfinished basement offers excellent flexibility for future development, whether you envision a gym, rec space, guest area, or additional living space with the appropriate approvals. Additional features include main floor laundry and a double attached garage. A bright, private, well-updated family home with the right exposure, excellent access, and a backyard you won’t want to miss.