



GRASSROOTS
REALTY GROUP

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22 Everwillow Circle SW
Calgary, Alberta

MLS # A2327463



\$480,000

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,076 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 Sheds in Backyard

2 BEDROOMS | 3.5 BATHS | GREEN SPACE | Welcome to 22 Everwillow Circle SW, located in the desirable Southwest neighborhood of Evergreen. As you step inside this wonderfully maintained 2 bedroom, 3.5 bathroom home with over 1400 square feet of total livable space, you'll be captivated by large south-facing windows that fill the space with natural light while providing a neighbour less view of the park and green space across the street. Functionality is key with this well-designed floor plan optimizing space for the contemporary family living along with style and comfort. Featuring resilient vinyl flooring, the main level layout seamlessly flows together the living room, kitchen, and dining room making this home perfect for entertaining friends and family. The kitchen features laminate countertops and an abundance of counter space, cabinet space, and stainless-steel appliances, as well as access to the deck for outdoor grilling and entertaining in the incredible back yard. The Primary bedroom is your private sanctuary, offering ample walk-in closet space and a 4-piece ensuite. The finished basement provides opportunities to be used as a home theatre, workout space, recreational room and more. Outside you will find a large deck and spacious yard, perfect for relaxing or hosting outdoor gatherings. Recent upgrades include appliances (2020), 50L Hot Water Tank (2025), Water Softener (2022), Siding (2021), and Roof (2021). Don't miss out on this home, located on a quiet street within walking distance of Fish Creek Park, all while having access to all essential amenities. Schedule your private viewing today!