



GRASSROOTS
REALTY GROUP

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169 Everstone Drive SW
Calgary, Alberta

MLS # A2332261



\$530,000

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,237 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Unassigned		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	NA		

Welcome to 169 Everstone Drive SW, a beautifully maintained family home in the highly desirable community of Evergreen. Offering a bright, functional layout with spacious living areas, this home is designed for comfortable everyday living and effortless entertaining. The well appointed kitchen opens seamlessly to the dining and living spaces, while generous bedrooms provide room for the whole family. The developed lower level adds valuable living space for a recreation room, home office, or gym. Outside, enjoy a private backyard perfect for summer barbecues, children, or pets. Ideally located close to schools, parks, walking pathways, shopping, public transit, and with convenient access to Fish Creek Provincial Park and major roadways, this move in ready home combines comfort, convenience, and an exceptional location making it an outstanding opportunity for families and first-time buyers alike.