



GRASSROOTS
REALTY GROUP

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49 Evermeadow Manor SW
Calgary, Alberta

MLS # A2332494



\$558,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Pie Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: SHED

Welcome to Evergreen, one of Calgary's most desirable family communities, where quiet streets, excellent amenities, and easy access to nature make it an incredible place to call home. Ideally located just minutes from the scenic trails of Fish Creek Provincial Park, this home also offers quick access to Stoney Trail, Macleod Trail, nearby transit, two LRT stations, schools, shopping, restaurants, and everything you need for everyday living. Situated on a spacious pie-shaped lot, this well-maintained home features over 1,300 sq. ft. of above-grade living space, 3 bedrooms, 2 bathrooms, a fully developed basement, and a 24' x 24' detached garage that's perfect for vehicles, storage, hobbies, or a workshop. The southwest-facing backyard is a true highlight, offering plenty of room to relax or entertain while showcasing a unique collection of mature fruit trees and berry bushes, including a multi-graft pear tree, Evans cherry tree, grafted crabapple tree, Saskatoon berries, black and red currants, along with thriving strawberry and raspberry patches. Inside, the bright and functional main floor features a welcoming living room with a cozy gas fireplace and large front window that fills the space with natural light. The kitchen is designed for everyday living with updated appliances, a centre island, generous cabinet and counter space, and a sink overlooking the backyard, flowing seamlessly into the dining area. Upstairs you'll find three spacious bedrooms and a full 4-piece bathroom, while the fully developed basement provides versatile space for a family room, home gym, office, or playroom. Recent updates include new shingles and siding (2021) along with additional attic insulation to improve energy efficiency. Combining a fantastic location, a beautiful backyard, quality updates, and exceptional outdoor space, this move-in ready home is an outstanding opportunity in one of Calgary's most

sought-after neighborhoods.