

52 Everglen Way SW  
Calgary, Alberta

MLS # A2204409



**\$654,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,576 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Smoking Home		

**Inclusions:** N/A

Beautiful move-in ready, 3-bedroom, 3-bathroom home in an excellent location on a quiet street with a mature treed private yard!! Open concept main floor with hardwood and tile throughout. Renovated kitchen with granite counters, stainless steel appliances, garburator, tiled backsplash, pantry and large center island with breakfast bar. The kitchen is made for entertaining, open to the living room with gas fireplace and spacious dining room with direct access to the deck for indoor / outdoor living. The upper level has a large bonus room with 10 ft ceilings, primary bedroom with 4-piece ensuite and two other generous-sized bedrooms with a separate 4-piece bathroom. Recent updates include new furnace (Dec 2024), newer roof, some siding, paint, newer central A/C, ceiling fans and California shutters. The yard is fully landscaped with mature trees for privacy and includes deck with gas-line for BBQ and storage shed. Amazing location within walking distance to schools, playgrounds and Fish Creek Park!! Move-in ready and shows 10/10!!!