

# \$569,000 - 305 Everglen Rise Sw, Calgary

MLS® #A2218791

**\$569,000**

4 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Welcome to your new home at 305 Everglen Rise SW! Nestled in the heart of Calgary, this charming property offers a perfect blend of comfort and convenience. Step inside to discover a well-maintained interior featuring the living areas and large windows that flood the space with natural light. The well-appointed kitchen with ample cabinet space, and a convenient kitchen island. Retreat to the inviting bedrooms, including a spacious master suite complete with a walk-in closet. Additional highlights include a cozy fireplace, and a private backyard oasis, ideal for outdoor entertaining.

Recent upgrades include a new hot water tank replaced in Mar 2022, siding replaced in Dec 2022, chimney replaced in Nov 2022, washer/dryer replaced in Jun 2021, a new furnace installed in Nov 2022, and new roofing in Dec 2022. With its desirable location, stylish finishes, and thoughtful design, this residence presents an exceptional opportunity to embrace the quintessential Calgary lifestyle. Don't miss the chance to make this your dream home!

Built in 2006

## Essential Information

MLS® # A2218791

Price \$569,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	305 Everglen Rise Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5E7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	13
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.