

# \$564,999 - 43 Everglen Rise Sw, Calgary

MLS® #A2207914

**\$564,999**

3 Bedroom, 4.00 Bathroom, 1,379 sqft

Residential on 0.07 Acres

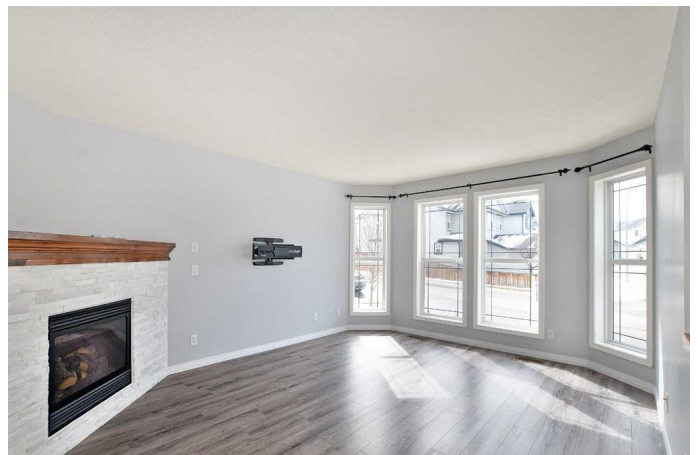
Evergreen, Calgary, Alberta

Welcome to beautiful Evergreen! This well-maintained two-story home awaits you - and it won't last long! Stepping inside, you will immediately notice the abundance of natural light streaming through the large front windows! Turn on your fireplace and snuggle up on those cold winter nights. Your main floor is complete with a open concept kitchen-dining room layout and a 2 piece bathroom. Saunter upstairs to two generous size bedrooms, sizeable primary, 4 piece main bath and updated 4 piece ensuite. Your developed space continues into the basement, complete with rec room, laundry room, office or bonus room, 2 piece bathroom and tons of storage! Outside, you will enjoy a large back deck and yard that awaits your late night social gatherings! Upgrades include: ROOF, SIDING, A/C UNIT, HUMIDIFIER, HOT WATER TANK, 4 PIECE ENSUITE, and MAIN FLOOR PAINT and FLOORING! Book your showing today with your favorite realtor!Â

Built in 2005

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2207914  |
| Price      | \$564,999 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 2         |
| Half Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,379       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 43 Everglen Rise Sw |
| Subdivision | Evergreen           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | t2y 4z4             |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Parking Pad, Off Street |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows, Closet Organizers, Laminate Counters                                         |
| Appliances        | Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Central Air Conditioner, Humidifier |
| Heating           | Forced Air                                                                                                                            |
| Cooling           | Central Air                                                                                                                           |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                        |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | None                                                   |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame                               |

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 3rd, 2025  
Days on Market        28  
Zoning                      R-G

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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