



GRASSROOTS
REALTY GROUP

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75 Everglen Road SW
Calgary, Alberta

MLS # A2229113



\$499,000

Division:	Evergreen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	982 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Doorbell Camera

Welcome to Evergreen, where you have the opportunity to get into the most affordable detached home in the community! Bright, cheerful, and move-in ready, this bi-level offers a smart layout with space in all the right places. Step inside and you're immediately welcomed by natural light through the large west-facing living room windows. The vaulted ceilings and open layout make the space feel airy and connected, whether you're hosting friends or winding down after work. A cozy gas fireplace anchors the living area, while the adjacent dining space is perfectly placed for everyday meals or weekend gatherings. The kitchen offers plenty of prep space, great storage, and everything you need to keep things flowing with ease. The primary bedroom includes its own 4-piece ensuite and two separate closets, making it easy to share or just spread out. The second bedroom, beside the main 4-piece bathroom, is flexible enough for guests, kids, or a bright home office depending on what life calls for next. Downstairs, the unfinished basement gives you a head start with Dricore subfloor already in place, offering a warmer and more comfortable foundation as you plan out the perfect rec room, gym, or additional bedrooms. Out back, there's room to build the garage you've been dreaming of, whether it's for vehicles, hobbies, or just some extra storage space. Set on a quiet street in family-friendly Evergreen, this home offers unbeatable value with quick access to parks, bike paths, schools, shopping, and Stoney Trail. It's not just a smart investment, it's a home that fits real life. Schedule your exclusive tour today!