



GRASSROOTS
REALTY GROUP

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146 Everwillow Close SW
Calgary, Alberta

MLS # A2269572



\$655,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,898 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows | | |
| Inclusions: | NA | | |

Welcome to this beautifully maintained two-storey home nestled in the heart of Evergreen—one of Calgary’s most desirable southwest communities. Located on a quiet, family-friendly street just steps from parks, playgrounds, and scenic pathways, this 1,900 sq ft home offers a functional, flexible layout ideal for growing families. The open-concept main floor welcomes you with a cozy living room featuring a gas fireplace—perfect for chilly evenings—and a front flex room that’s ideal as a formal dining space or a bright home office. The well-appointed kitchen includes a pantry, ample cabinet storage, and a sunny dining nook that’s perfect for everyday meals. Upstairs, the spacious primary suite features a walk-in closet and a private ensuite complete with a soaker tub and separate shower. Two additional bedrooms, another full bathroom, a convenient upper-level laundry room, and a generous bonus room provide plenty of space for family life, movie nights, and more. Recent updates add peace of mind, including a new roof (2023), newer hot water tank (2022), humidifier (2022), and updated microwave (approximately 2022) and washer (2023). The double attached garage keeps your vehicles snow-free all winter long—no more early mornings scraping windows! The unfinished basement is a blank canvas ready for your personal touch, while the backyard patio is perfect for summer BBQs and weekend relaxation. Enjoy easy access to Fish Creek Park, nearby schools, shopping, dining, and everyday amenities. With major routes like Stoney Trail and Macleod Trail just minutes away, commuting is a breeze. This is the perfect opportunity to own a warm and welcoming home in a vibrant, family-focused community.

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