



GRASSROOTS
REALTY GROUP

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135 Everglade Circle SW
Calgary, Alberta

MLS # A2281499



\$778,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,283 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, No Animal Home, No Smoking Home | | |

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|--------------------|----|
| Inclusions: | no |
|--------------------|----|

Open House Sunday, January 25, 2026, 1:00–3:30 PM. Sunny, stylish, and ideally located, this well-kept “Jensen” home with a walk-up basement sits just steps from the scenic pathways of Fish Creek Park. The open-concept layout features cherry hardwood flooring, vaulted ceilings, and oversized picture windows that flood the home with natural light. Entertain with ease in the elegant living and dining areas, relax in the cozy family room with tile fireplace and cherry mantel, and enjoy the chef-inspired kitchen complete with granite countertops, cherry cabinetry, designer tile backsplash, Italian glass pendant lighting, and a sun-filled breakfast nook. A main-floor office adds flexibility, while upstairs offers three bedrooms including a spacious primary retreat with walk-in closet and 4-piece ensuite. The unspoiled walk-up basement offers endless future potential. Roof replaced in 2021, with quick access to Costco, shopping, and Stoney Trail—this is the perfect blend of comfort, style, and location.