



**641 Evermeadow Road SW  
Calgary, Alberta**

**MLS # A2289748**



**\$609,999**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Gravel Driveway, Off Street, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** TV, Tv-Mount

**\*\* OPEN HOUSE, SAT, MARCH 7 / 11 AM - 4PM \*\*\* SUN, MARCH 8 / 2PM -4PM\*\*** Nestled in the highly sought-after southwest community of Evergreen, this bright, immaculately maintained, and extensively renovated residence radiates pride of ownership and refined craftsmanship. With over \$80,000 invested in thoughtful upgrades, the home presents with the look and feel of new construction, enhanced by superior finishing throughout. Recent improvements include fresh designer paint, new interior doors and hardware, plush new carpeting, and roof shingles replaced five years ago. The elegant porcelain fireplace surround creates a stunning focal point, while the kitchen and bathrooms are elevated with quartz countertops, a stylish backsplash, new appliances, a new silgranit sink, updated lighting fixtures, mirrors, and a beautifully installed glass-enclosed shower. Exterior enhancements include new backyard gates, refreshed fencing, and newly topped gravel—among many additional upgrades (please refer to the full list in the photos). Designed for both comfort and modern living, the main floor welcomes you with a spacious front living room centered around a cozy gas fireplace—perfect for relaxing evenings. The bright kitchen with brand new appliances features a generous central island with seating, ideal for casual dining or entertaining guests in style. Upstairs, the home offers a serene primary retreat with a spacious bedroom and a private three-piece ensuite. Two additional well-proportioned bedrooms and a four-piece main bath complete the upper level, offering comfort and functionality for family or guests alike. The unspoiled basement is clean, open, and ready for your personal vision—whether that be additional living space, a home gym, or a recreation area tailored to your lifestyle. Step outside to a sunny,

south-facing backyard designed for both relaxation and entertaining. A practical stone patio, green lawn space, and young apple trees create a peaceful oasis to unwind after a busy day or host memorable summer BBQ gatherings. Added convenience comes with parking for three vehicles on a freshly graveled area beyond the newly completed fence line. Perfectly situated, this exceptional property is within walking distance to schools and playgrounds, a short drive to shopping amenities, and only a few minutes to Stoney Trail—providing seamless access to all corners of the city. This move-in-ready home effortlessly blends style, comfort, and location—an outstanding opportunity in one of Calgary’s most desirable communities. Book your showing today!