



GRASSROOTS
REALTY GROUP

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852 Everridge Drive SW
Calgary, Alberta

MLS # A2290939



\$719,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Appliances in suite - Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

This rare opportunity features an extensively updated bungalow in the desirable community of Evergreen, offering a perfect blend of modern luxury and investment potential with a fully permitted LEGAL BASEMENT SUITE and an oversized, drywalled, and insulated garage. The main level radiates elegance with new wide-plank LVP flooring, fresh paint throughout, knockdown ceilings, and a renovated kitchen boasting new stainless steel appliances and a gas stove. The primary suite offers a private retreat with a dedicated 4pc ensuite and a brand-new patio door leading to the backyard, complemented by a second guest bedroom and an additional updated 4pc guest bathroom on the main floor. Engineered for maximum privacy, the lower-level suite includes a fully separate entrance, Rockwool soundproof insulation, and resilient channeling to ensure a quiet living environment, while featuring a dedicated office nook and a dream oasis bedroom with ample storage. With AC and the oversized insulated garage, this home has it all! Perfectly positioned for an active lifestyle, residents enjoy unparalleled access to Fish Creek Provincial Park, Shawnessy Towne Centre, and a network of top-tier schools. This property is a true gem for those seeking a sophisticated residence with a built-in mortgage helper in one of Southwest Calgary's most vibrant, connected neighborhoods.