



**136 Everglen Road SW
Calgary, Alberta**

MLS # A2291212



\$584,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,586 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 136 Everglen Road SW, located in the desirable community of Evergreen. This well-designed family home offers a functional and comfortable layout perfect for everyday living and entertaining. As you enter the home, you are welcomed by a spacious flex room at the front, leading into the open concept kitchen and living area — an ideal space for hosting family gatherings or enjoying time together. The main floor flows seamlessly to an oversized deck, perfect for summer BBQs and outdoor relaxation. Upstairs features a generous primary bedroom complete with a spa-inspired ensuite and a walk-in closet. Two additional bedrooms are connected by a convenient Jack-and-Jill bathroom, making it a practical setup for families. The basement includes a laundry area with its own sink, adding extra functionality to the home. One of the standout features is the oversized 27' x 21' garage, providing ample space for vehicles, storage, or a workshop. Located just steps from a community park and within a family-friendly neighborhood, this home offers excellent access to major routes, shopping, schools, and amenities throughout Calgary. A fantastic opportunity to call Evergreen home.