



**118 Everglen Crescent SW
Calgary, Alberta**

MLS # A2172188



\$759,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,403 sq.ft.	Age:	2007 (17 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Covered, Double Garage Attached, D		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

How much would you consider investing in a beautiful, modern home with 3,138+ sqft of liveable space in Calgary's highly-sought-after Evergreen community known for its well-planned amenities including schools (7 nearby), restaurants (11+ nearby), shopping centers, and easy access to public transit? And how much would you appreciate it if it also has a basement suite (illegal with great potential for upgrading into a legal suite (subject to approval by the City)), fully renovated with a kitchen, living room, 2 bedrooms, and laundry room for potential rental income? Welcome to 118 Everglen Crescent SW. This modern home presents 2 suites, 5 bedrooms, 4 washrooms, 2 kitchens, 2 laundry rooms, 1 wet bar attached to a spacious family room fully customizable as your private theatre, 1 double garage, and a well-maintained backyard providing an idyllic retreat bordering the peaceful GREEN SPACE. With proximity to the beautiful Fish Creek Provincial Park, you and your family will truly enjoy more of the limitless outdoor fun activities hiking, picnicking, biking, and bird watching while maintaining the super easy access to Stoney Trail to get around the city. This is THE most cost-effective investment property available today in Calgary Southwest. Capitalize on this spacious home and start establishing your own refined and new lifestyle today!