



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**229 Evermeadow Avenue SW  
Calgary, Alberta**

**MLS # A2212697**



**\$569,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this charming and lovingly maintained home in the heart of Evergreen, situated on a tranquil street with a sunny, south-facing backyard. Featuring over 1,200 sq ft of comfortable living space, this delightful home offers a main floor beautifully finished with warm hardwood floors, a spacious and welcoming family room perfect for relaxing or hosting guests, a cozy dining nook, and a thoughtfully designed kitchen. Upstairs, three inviting bedrooms and a full bath await, ideal for family living. The undeveloped basement offers wonderful potential to customize additional space tailored to your needs. Step outside into a sunny, private backyard with a spacious deck—perfect for summer barbecues, casual get-togethers, or simply unwinding in the fresh air. Come and see the warmth and charm of this lovely home today!