



THE
A-TEAM

**RE/MAX
FIRST**

52 EVERGLEN Way, Calgary T2Y 5G3

MLS® #: **A2165065**

Area: **Evergreen**

Listing Date: **09/12/24**

List Price: **\$654,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**
Lot Information
Lot Sz Ar: **3,466 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,576**
Low Sqft:
Ttl Sqft: **1,576**

DOM

70

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Many Trees,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,No Smoking Home**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|---------------------|--------------|----------------------|
| Living Room | Main | 13`0" x 12`0" | Dining Room | Main | 13`0" x 12`0" |
| Kitchen | Main | 11`1" x 10`2" | Bonus Room | Upper | 15`5" x 12`0" |
| Bedroom - Primary | Upper | 13`0" x 10`0" | Bedroom | Upper | 13`1" x 9`7" |
| Bedroom | Upper | 9`8" x 9`2" | 4pc Bathroom | Upper | 10`6" x 6`0" |
| 4pc Ensuite bath | Upper | 8`7" x 4`10" | 2pc Bathroom | Main | 7`1" x 2`9" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0512452

Zoning:
R-1N

Remarks

Pub Rmks:

Beautiful move-in ready, 3-bed, 3-bath home in an excellent location on a quiet street with a mature treed private yard!! Open concept main floor with hardwood and tile throughout. Super functional kitchen with granite counters, stainless steel appliances, tiled backsplash, pantry and large center island with breakfast bar. The kitchen is made for entertaining, open to the living room with gas fireplace and spacious dining room with direct access to the deck for indoor / outdoor living. The upper level has a large bonus room with 10 ft ceilings, primary bedroom with its own 4-piece ensuite and two other generous-sized bedrooms with a separate 4-piece bathroom. Recent updates include newer roof, some siding, paint, newer central A/C, ceiling fans and California shutters. The yard is fully landscaped with mature trees for privacy and includes deck with gas-line for BBQ and storage shed. Amazing location within walking distance to schools, playgrounds and Fish Creek Park!! Move-in ready and shows 10/10!!!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





