



THE
A-TEAM

**RE/MAX
FIRST**

118 EVERGLEN Crescent, Calgary T2Y 0G5

MLS®#: **A2172188** Area: **Evergreen** Listing Date: **10/27/24** List Price: **\$759,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **3,896 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,402**
 Low Sqft:
 Ttl Sqft: **2,402**

DOM

87
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Private**
 Park Feat: **Additional Parking,Concrete Driveway,Covered,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Off Street,On Street,Parking Pad,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Entrance**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Washer/Dryer**
 Int Feat: **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**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|---------------|------------------------|---------------------------------------|-----------------|----------------------|
| Kitchen | Main | 11`4" x 12`3" | Dining Room | Main | 11`3" x 8`0" |
| Living Room | Main | 11`11" x 14`6" | 2pc Bathroom | Main | 5`1" x 4`11" |
| Bedroom | Main | 11`7" x 9`2" | Bedroom - Primary | Main | 14`2" x 12`1" |
| 5pc Ensuite bath | Second | 11`5" x 13`10" | Walk-In Closet | Second | 6`11" x 6`10" |
| Bedroom | Second | 13`7" x 9`11" | 4pc Bathroom | Second | 11`8" x 5`6" |
| Bedroom | Second | 9`11" x 13`7" | Laundry | Second | 8`6" x 5`9" |
| Family Room | Second | 20`11" x 11`11" | Living/Dining Room Combination | Basement | 10`2" x 6`8" |

| | | | | | |
|---------------------|-----------------|-----------------------|---------------------|-----------------|-----------------------|
| Bedroom | Basement | 10`11" x 8`11" | 4pc Bathroom | Basement | 10`11" x 4`10" |
| Bedroom | Basement | 14`1" x 14`4" | Storage | Basement | 14`4" x 11`4" |
| Legal/Tax/Financial | | | | | |

Title: **Fee Simple**
 Legal Desc: **0613282**

Zoning: **R-G**

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX First**

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













