

118 EVERGLEN Crescent, Calgary T2Y 0G5

A2172188 10/27/24 List Price: **\$759,900** MLS®#: Area: Evergreen Listing

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Sub Type: City/Town:

Year Built: Lot Information

Lot Shape:

Detached

2007

Lot Sz Ar:

Access:

Lot Feat: Park Feat: Residential

Calgary

Abv Saft: Low Sqft:

3,896 sqft Ttl Sqft: 2,402

Finished Floor Area

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

55

Ttl Park: 4 2 Garage Sz:

6 (42)

3.5 (3 1)

2 Storey

Back Yard, Backs on to Park/Green Space, Lawn, Private Additional Parking, Concrete Driveway, Covered, Double Garage Attached, Driveway, Garage Door

2,402

Opener, Garage Faces Front, Off Street, On Street, Parking Pad, Titled

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Fireplace(s), Forced Air, Natural Gas Vinyl Siding Flooring:

Sewer:

Ext Feat: **Lighting, Private Entrance** 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	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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 CombinationBasement		10`2" x 6`8"

BedroomBasement10`11" x 8`11"4pc BathroomBasement10`11" x 4`10"BedroomBasement14`1" x 14`4"StorageBasement14`4" x 11`4"Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **0613282**

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













