



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**308 EVERMEADOW Road, Calgary T2Y 4X2**

MLS®#: **A2183250**

Area: **Evergreen**

Listing Date: **12/16/24**

List Price: **\$620,000**

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: **1,543**  
Low Sqft:  
Ttl Sqft: **1,543**

DOM

**5**

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped**  
Park Feat: **Double Garage Attached,Driveway,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Disposal,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Ceiling Fan(s),Central Vacuum**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`8"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`6" x 7`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>6`4" x 8`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 10`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 13`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 13`8"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

0511297

R-G

Remarks

Pub Rmks:

**\*Investor Alert\*** - This detached home with a double attached garage, located in the highly sought-after Evergreen neighborhood, presents an exceptional investment opportunity with strong potential for both rental income and future resale value. The property features 3 bedrooms, 2.5 bathrooms, and a spacious 1543.93 sq ft layout, making it an attractive option for a variety of renters or future buyers. Key updates include a recently redone deck—completed with proper permits—a roof that's only 2 years old, and repaired siding. The home backs onto a beautiful green space, offering added privacy and scenic views. Located in a highly desirable neighborhood with growing demand, the property boasts easy access to shopping, dining, parks, schools, and major transportation routes like Stoney Trail. The current homeowner is seeking to rent back the property for 2 years at a rate of \$3,770 per month, with a significant portion of the rent held in trust by a lawyer and released on the 1st of each month. The homeowner will also cover all utilities during the rental period, providing added value and security. This arrangement allows investors to collect reliable rental income while positioning the property for an optimal sale in the future. With multiple schools, parks, and recreational areas nearby, this property offers not only an immediate income opportunity but also a promising outlook for resale value. Investors seeking a balance of short-term income and long-term capital appreciation should seize this prime opportunity.

Inclusions:

na

Property Listed By:

CIR Realty

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





