

# \$576,000 - 14 Everglen Manor Sw, Calgary

MLS® #A2225898

**\$576,000**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0.07 Acres

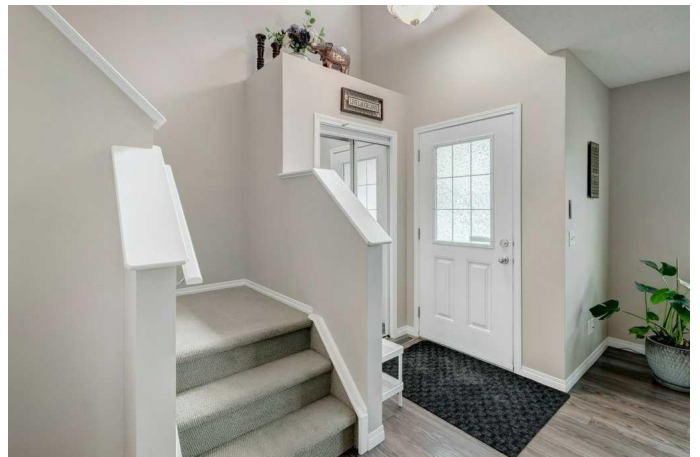
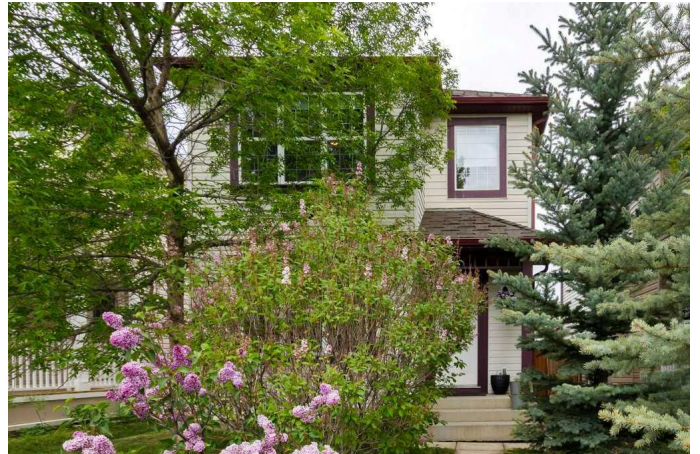
Evergreen, Calgary, Alberta

Welcome to this well maintained two-story home in the desirable Evergreen community. Featuring 3 bedrooms and 2 baths, this property offers a perfect blend of comfort, functionality and location.

Step inside to a bright and spacious layout, complete with central AC to keep you cool in the summer. Large Kitchen with workable island and separate dining area is ideal for family dinners or social gatherings. Lots of windows on the main floor to capture a ton of natural light with south facing exposure off the living room.

The unfished basement provides a blank canvas ready for your personal touch ~~create the perfect recreation room, home office or additional bedroom space. Outdoors, enjoy a beautifully landscaped yard with mature trees and lawn, a fenced backyard with a large deck ~~ideal for entertaining or a relaxing evening under the stars. A standout feature of this home is the oversized double detached garage equipped with a Bendpak GP-7 vehicle lift, perfect for mechanics, car enthusiasts or extra storage.

Located just minutes from Stoney Trail, with a quick getaway to Kananaskis Country. This home is close to schools, shopping, bike paths, playgrounds and all the family-friendly amenities Evergreen has to offer.



Don't miss your opportunity to live in one of the city's most sought after neighborhoods!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225898    |
| Price          | \$576,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,220       |
| Acres          | 0.07        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 14 Everglen Manor Sw |
| Subdivision | Evergreen            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | t2y5g4               |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 2                                                          |
| Parking        | Alley Access, Double Garage Detached, Oversized, On Street |
| # of Garages   | 2                                                          |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                      |

|              |                  |
|--------------|------------------|
| Cooling      | Central Air      |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | R-G            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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