

# \$850,000 - 475 Everbrook Way Sw, Calgary

MLS® #A2266869

## \$850,000

3 Bedroom, 3.00 Bathroom, 2,820 sqft

Residential on 0.12 Acres

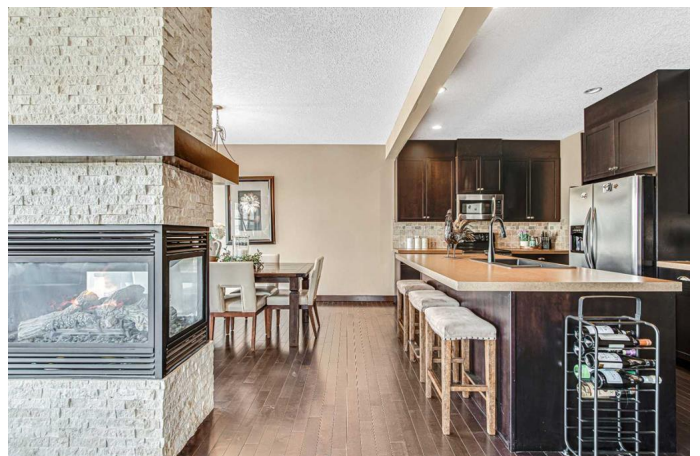
Evergreen, Calgary, Alberta

Welcome to this bright and spacious home in the desirable community of Evergreen! Perfectly situated on a corner lot, this south facing property offers over 2,800 sqft above grade and incredible potential for basement development. The open concept main floor features a stunning three sided fireplace connecting the kitchen, dining and living areas - a true centerpiece for entertaining. Youâ€™™ll also find a dedicated main floor office, mudroom and a separate computer nook, ideal for work or study. Upstairs offers three generous bedrooms, including a luxurious primary suite complete with a cozy three sided fireplace by the tub and a spa inspired ensuite filled with natural light. Enjoy the convenience of upper floor laundry and relax in the spacious front bonus room bathed in sunshine. Close to Fish Creek Park, playgrounds, shopping and easy access to the ring road - this home combines comfort, space and an unbeatable location.

Built in 2009

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2266869  |
| Price      | \$850,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 2,820       |
| Acres          | 0.12        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 475 Everbrook Way Sw |
| Subdivision | Evergreen            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y0J2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks                         |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 2                                                                                            |
| Fireplaces        | Gas                                                                                          |
| Has Basement      | Yes                                                                                          |
| Basement          | Full                                                                                         |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other, Private Yard |
| Lot Description   | Corner Lot          |
| Roof              | Asphalt Shingle     |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |
| HOA Fees       | 105                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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