

# \$564,999 - 43 Everglen Rise Sw, Calgary

MLS® #A2207914

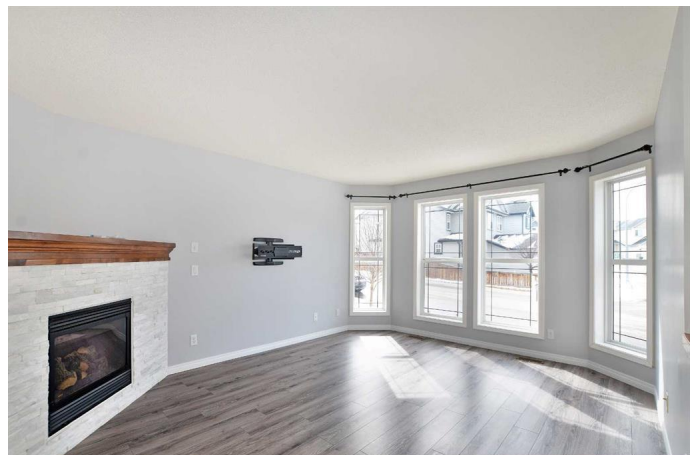
**\$564,999**

3 Bedroom, 4.00 Bathroom, 1,379 sqft  
Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Welcome to beautiful Evergreen! This well-maintained two-story home awaits you - and it won't last long! Stepping inside, you will immediately notice the abundance of natural light streaming through the large front windows! Turn on your fireplace and snuggle up on those cold winter nights. Your main floor is complete with a open concept kitchen-dining room layout and a 2 piece bathroom. Saunter upstairs to two generous size bedrooms, sizeable primary, 4 piece main bath and updated 4 piece ensuite. Your developed space continues into the basement, complete with rec room, laundry room, office or bonus room, 2 piece bathroom and tons of storage! Outside, you will enjoy a large back deck and yard that awaits your late night social gatherings! Upgrades include: ROOF, SIDING, A/C UNIT, HUMIDIFIER, HOT WATER TANK, 4 PIECE ENSUITE, and MAIN FLOOR PAINT and FLOORING! Book your showing today with your favorite realtor!

Built in 2005



## Essential Information

MLS® #	A2207914
Price	\$564,999
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2

Square Footage	1,379
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	43 Everglen Rise Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2y 4z4

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Humidifier, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 3rd, 2025

Days on Market      1

Zoning                R-G

### **Listing Details**

Listing Office        Real Estate Professionals Inc.

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