

# \$549,000 - 14 Everglen Manor Sw, Calgary

MLS® #A2262867

**\$549,000**

3 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.07 Acres

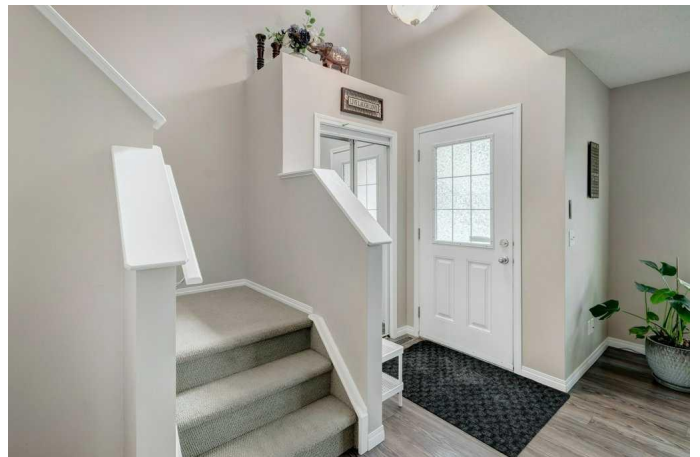
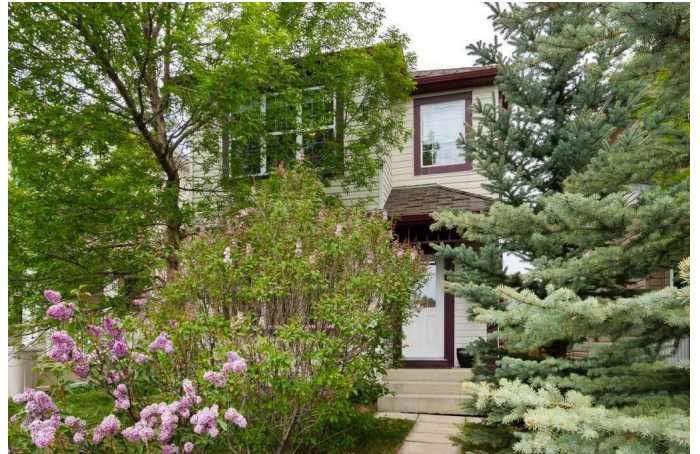
Evergreen, Calgary, Alberta

Welcome to this well maintained two-storey 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, spacious layout complete with central AC to keep you cool in the summer months. The large Kitchen offers a functional island and a separate dining area, ideal for family meals or entertaining guests. The main floor is filled with natural light thanks to its south facing exposure and abundant windows. Convenient 2pc bathroom is located just off the kitchen and back entrance.

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, a fenced backyard and a large deck that's perfect for entertaining or relaxing 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. (vehicle lift can be removed by the Seller upon Buyers request).

New Shingles Oct/25, Hot water tank replaced in 2024, Air Conditioner installed 2019 .



Located close to schools, shopping, bike paths, playgrounds and all the family friendly amenities Evergreen has to offer. Plus you're just minutes from Stoney Trail, with quick access to Kananaskis Country and beyond~ this home truly has it all!

Don't miss your opportunity to live in one of the city's sought after neighborhoods! Call for your viewing today.

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262867    |
| Price          | \$549,000   |
| 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, On Street, Oversized |
| # 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    | October 9th, 2025 |
| Days on Market | 11                |
| Zoning         | R-G               |

## Listing Details

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

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