

# \$668,000 - 285 Evermeadow Avenue Sw, Calgary

MLS® #A2216024

**\$668,000**

4 Bedroom, 3.00 Bathroom, 1,802 sqft

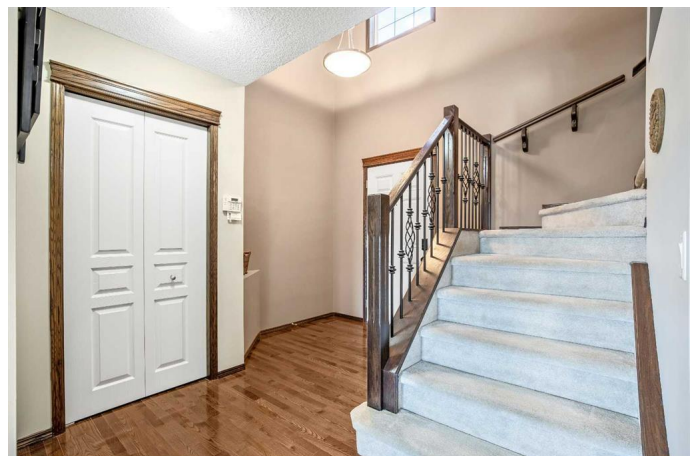
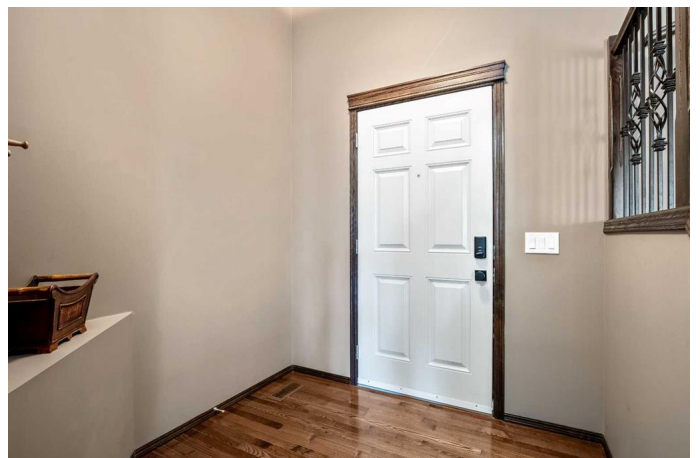
Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Ideal for Families & First-Time Buyers!  
Beautiful 4-Bedroom Home in Evergreen SW.  
Welcome to this stunning 2-storey home in the sought-after community of Evergreen – perfectly suited for families or first time buyers looking for comfort, convenience, and style. This well-maintained 4-bedroom, 2.5-bathroom home is full of thoughtful upgrades and inviting features. The main floor boasts rich hardwood flooring, a cozy gas fireplace with fan in the family room, and built-in ceiling speakers for immersive sound in the kitchen and living area. The kitchen is a chef's dream, featuring quartz countertops, a spacious corner pantry, and double French doors (with phantom screens) that open to a patio and a sun-filled, south-facing backyard that backs onto a park/green space. Upstairs, you'll find a generous bonus room transformed into a bright fourth bedroom with oversized windows offering an abundance of natural light. The primary suite includes a large ensuite with a jetted tub, quartz countertops, walk-in closet and an upgraded vanity with ample storage.

The basement is ready for your personal touch, with two oversized windows and rough-in plumbing for a bathroom and utility sink. The oversized, drywalled, insulated, and poly wrapped garage (21' x 23') comfortably fits two vehicles and provides plenty of additional storage space.

Additional highlights include: Hunter Douglas blinds in all rooms, high-efficiency furnace with



air exchanger, double E glazed windows, new roof (2022). Located in a family-friendly neighbourhood with 4 nearby schools. This move-in-ready home combines functionality and style in one of the city’s most desirable locations. Don’t miss out – schedule your private showing today!

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216024    |
| Price          | \$668,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,802       |
| Acres          | 0.09        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 285 Evermeadow Avenue Sw |
| Subdivision | Evergreen                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 0C5                  |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | None                                         |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached, Insulated, Oversized |
| # of Garages   | 2                                            |

**Interior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings                              |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | None                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Family Room, Gas, Blower Fan                                                                                                         |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | BBQ gas line                                              |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 40            |
| Zoning         | R-G           |
| HOA Fees       | 105           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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