

\$780,000 - 45 Everglen Crescent Sw, Calgary

MLS® #A2260789

\$780,000

4 Bedroom, 4.00 Bathroom, 2,007 sqft

Single Family on 0.09 Acres

Evergreen, Calgary, Alberta

Discover an exceptional opportunity in Evergreen with this beautifully updated detached home. In the past 12 months, only two legal-suite detached homes have sold in the neighbourhood, highlighting its unique exclusivity and strong investment appeal. More than just a legal suite, this separate living space boasts a private entrance, modern upgraded kitchen, spacious bedroom, dedicated laundry, and a large recreation area. Whether for reliable rental income, seamless multigenerational living, or comfort for guests, it delivers versatility few homes can match. Step inside to sun-soaked interiors where oversized windows and premium hardwood floors set the stage for both cozy family evenings and vibrant gatherings. The open-concept main floor features a contemporary kitchen with high-end appliances with new countertop and a walk-in pantry-perfect for everyday enjoyment and entertaining. Upstairs, find three generous bedrooms, including a primary retreat with a walk-in closet and ensuite, while recent upgrades like a new furnace, a hot water tank, new countertop in kitchen and newly developed basement and a freshly painted interior underscore the care and pride of ownership. The private backyard, framed by mature trees and complete with a deck and garden, invites relaxation, morning coffees, and weekend BBQs. A double garage plus expansive driveway make parking effortless. Set on a quiet cul-de-sac and steps from



top-rated schools and beautiful parks, the home offers the perfect blend of serenity and accessibility-close to Fish Creek Park, major shopping, and convenient transit.Homes with legal secondary suites in Evergreen are exceptionally rare, with only two detached properties of this kind sold in the past year. This makes the home a unique chance for families and investors alike. Move-in ready and meticulously maintained, it isn't just an address-it's an opportunity to build lifelong memories and achieve lasting financial security. (id:6289)

Built in 2007

Essential Information

Listing #	A2260789
Price	\$780,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,007
Acres	0.09
Year Built	2007
Type	Single Family
Sub-Type	Freehold

Community Information

Address	45 Everglen Crescent Sw
Subdivision	Evergreen
City	Calgary
Province	Alberta
Postal Code	T2Y0G4

Amenities

Amenities	Park, Playground
Features	No Animal Home, Level
Parking Spaces	4
Parking	Attached Garage

of Garages 2

Interior

Appliances Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Hood Fan, Garage door opener

Heating Natural gas Other, Forced air

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Basement Separate entrance, Walk-up, Suite

Exterior

Exterior Brick, Vinyl siding

Exterior Features Lawn

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX iRealty Innovations



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