

# \$529,800 - 34 Everwillow Circle Sw, Calgary

MLS® #A2224771

**\$529,800**

3 Bedroom, 3.00 Bathroom, 1,346 sqft  
Residential on 0.07 Acres

Evergreen, Calgary, Alberta

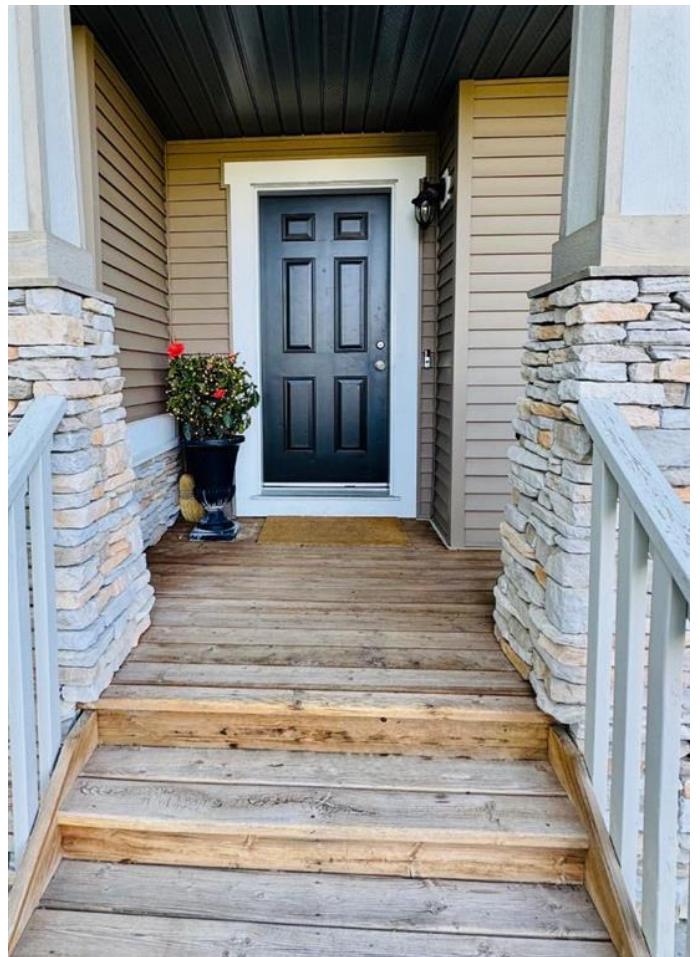
Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom semi-detached home, ideally situated in a serene location directly across from a sprawling green space and park. This residence offers the perfect blend of comfort, functionality, and outdoor enjoyment.

Step onto the expansive front porch that spans the entire width of the home—an ideal spot for savoring your morning coffee while basking in the peaceful southeast exposure. Inside, the main floor boasts a spacious foyer with a generous walk-in closet, a bright and open living room, and a well-appointed kitchen with ample cabinetry, walk in pantry and a dedicated dining area. A convenient half bath completes the main level.

Upstairs, you'll find three generously sized bedrooms, including a primary suite featuring a private ensuite bathroom and large walk-in closet. The additional full bathroom ensures comfort and privacy for family and guests alike.

The basement offers a versatile open flex space, currently utilized as a gym with foam mat flooring and an entertainment area, along with a substantial storage room to meet all your organizational needs.

Enjoy outdoor living on the large 18' x 12' rear deck with west-facing exposure—perfect for hosting summer BBQs and gatherings. (built-in



gas outlet) The rear parking pad accommodates a future double garage (cost approx \$25-30k) adding further value and convenience.

Located just 3 minutes from Stoney Trail (Ring Road), this home provides quick access to numerous schools, grocery stores, restaurants, pubs, and a variety of other amenities. With no condo fees and priced significantly lower than a detached home, this property presents exceptional value.

Don't miss this opportunity to own a charming and functional home in a prime location. Contact Todd directly or reach out to your favorite realtor to schedule a viewing today. OPEN HOUSE Thursday June 5, 11AM- 2PM.

Built in 2005

### **Essential Information**

MLS® #	A2224771
Price	\$529,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	34 Everwillow Circle Sw
Subdivision	Evergreen
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y4V2

### Amenities

Parking Spaces	2
Parking	On Street, Parking Pad

### Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Dryer, Electric S
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finish

### Exterior

Exterior Features	Balcony, BBQ gas line, Private
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	39
Zoning	R-G
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Sotheby's International Realty Canada
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