

# \$658,999 - 320 Evermeadow Road Sw, Calgary

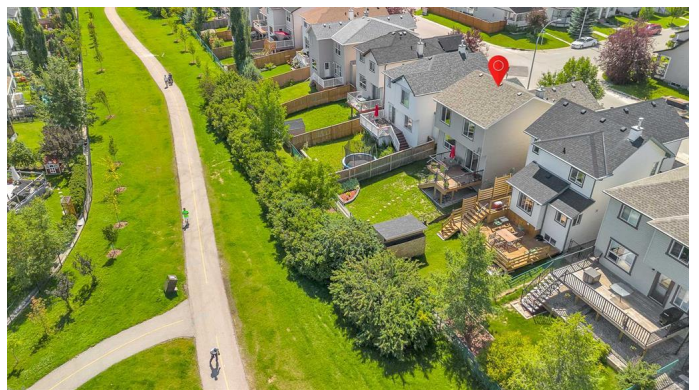
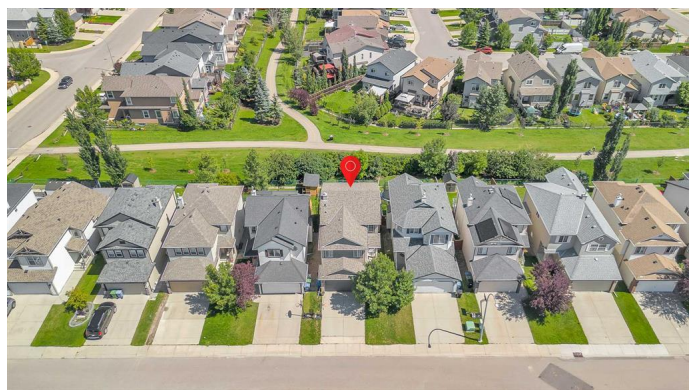
MLS® #A2244724

**\$658,999**

3 Bedroom, 2.00 Bathroom, 1,605 sqft  
Residential on 0.08 Acres

Evergreen, Calgary, Alberta

Welcome to this beautifully maintained 3 bed, 2 full bath two-storey home located in the quiet, family-friendly community of Evergreen. Proudly owned by its original occupant and never rented, this East/West-facing property offers over 1,600 sq. ft. of living space and backs directly onto green space and bike paths that lead to Fish Creek Park, perfect for families and nature lovers alike. Step inside to a welcoming open-concept design, featuring bright windows, neutral tones, and durable vinyl plank flooring throughout. The kitchen is the heart of the home, showcasing quartz countertops, wood cabinetry, a new tile backsplash, stainless steel appliances, a modern glass hood fan, and a large island with seating. A corner pantry adds functionality, while the adjacent dining area flows seamlessly into a cozy living room highlighted by a gas fireplace with a custom wood mantel. Step out onto the east-facing composite deck, perfect for everything from morning coffee to evening dining. A full 4-piece bathroom and ample storage complete the main level. Upstairs has new carpet throughout-you will find a spacious bonus room, ideal for movie nights, a home office, or a playroom, as well as three well-proportioned bedrooms. The primary suite includes large windows, a walk-in closet, and easy access to a full bathroom, creating a peaceful retreat. The basement is fully insulated with egress windows and awaits your custom development. Outside, enjoy your private, sunny backyard with mature trees and



direct access to the community pathway system. Additional upgrades include a brand-new roof, garage door, siding, exterior paint, and updated interior finishes. Located just 20 minutes from downtown Calgary and close to Spruce Meadows, South Glenmore Park, Sikome Lake, and within walking distance to three schools, this home offers a rare blend of convenience, tranquility, and pride of ownership. Book your private showing today!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244724    |
| Price          | \$658,999   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,605       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 320 Evermeadow Road Sw |
| Subdivision | Evergreen              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 4X2                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Microwave |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Gas                                                                                              |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Unfinished                                                                                 |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 29              |
| Zoning         | R-G             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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