

\$740,000 - 263 Everoak Drive Sw, Calgary

MLS® #A2248144

\$740,000

4 Bedroom, 4.00 Bathroom, 2,211 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Welcome to 263 Everoak Drive SW – A Warm and Inviting Family Home in Evergreen. Step into this beautifully maintained home and feel instantly welcomed by its thoughtful layout and cozy charm. The main floor is designed with family living in mind, featuring a spacious home office perfect for remote work or homework sessions, and a convenient laundry room to make daily chores a breeze. The heart of the home is the open-concept kitchen and living area, where you'll find stainless steel appliances, a built-in wine rack, corner pantry, and plenty of counter space for meal prep and entertaining. The living room is anchored by a stunning gas stone fireplace with a custom niche above – ideal for showcasing family photos or seasonal décor. Rich hardwood flooring flows throughout the main level, adding warmth and elegance. Enjoy seamless indoor-outdoor living with two sets of double doors – one from the living room and another from the dining area – leading to the west-facing backyard. Whether you're hosting summer BBQs or enjoying quiet evenings, the deck, patio, pergola, and fire pit create a perfect outdoor retreat for the whole family. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with walk-in closet, plus a bonus room that's perfect for a playroom, media space, or teen hangout. The upper hallway also features hardwood flooring, and the two full bathrooms are finished with tile. The fully finished basement offers even more space



with an additional bedroom, a full bathroom, and a large recreation room—ideal for guests, hobbies, or family movie nights. Located in a friendly, family-oriented neighborhood, just minutes from Fish Creek Park, this home is close to schools, parks, and all the amenities your family needs. Recent updates include a new roof (2023), hot water tank (2022), and newer microwave and stove (2022) for added peace of mind. Don't miss your chance to make this wonderful home yours—schedule a private showing today and experience all that Evergreen has to offer!

Built in 2006

Essential Information

MLS® #	A2248144
Price	\$740,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,211
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	263 Everoak Drive Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0A5

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	44
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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