\$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, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Balcony

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 2

Zoning R-G

Listing Details

Listing Office 2% Realty

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