

# \$615,000 - 84 Evermeadow Manor Sw, Calgary

MLS® #A2264507

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,600 sqft

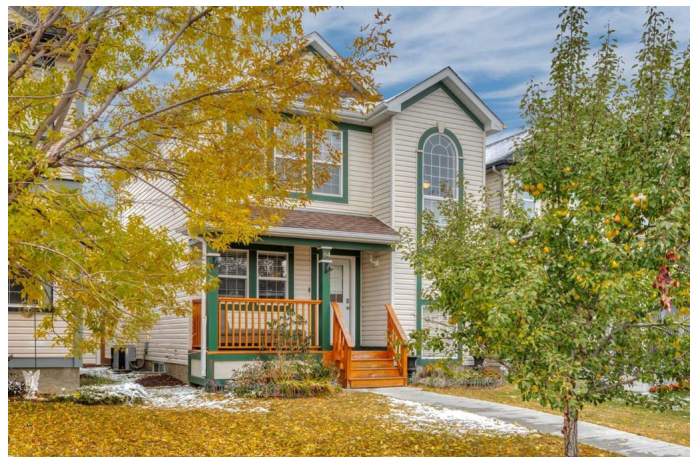
Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Where Modern Comfort Meets Everyday Convenience. Discover this beautifully maintained, air-conditioned home tucked away on a quiet, tree-lined street offering the perfect balance of tranquility and accessibility. From the moment you step inside, you're greeted by a bright, open-concept living space filled with natural light and designed for effortless everyday living. At the front of the home, a thoughtfully positioned office creates an ideal work-from-home setup, offering both privacy and productivity. The spacious living room seamlessly connects to a chef-inspired kitchen, complete with generous counter space, sleek appliances, and plenty of room for meal prep and entertaining. Just off the kitchen, a cozy dining area opens directly onto the sunny backyard deck perfect for al fresco dining, morning coffee, or evening relaxation in your beautifully landscaped yard. A convenient main-floor powder room adds practicality for guests and daily use. Upstairs, you'll find three bright and spacious bedrooms, including a serene primary retreat with a luxurious ensuite featuring a deep soaker tub your personal haven after a long day. Each room offers space, privacy, and comfort for the whole family.

The unfinished basement offers a blank canvas ready for your vision. Whether it's a home gym, media room, or additional living space, the possibilities are endless.

Outside, an oversized (22' x 22') double detached garage provides ample room for



vehicles, storage, or hobby space, ideal for growing families or active lifestyles. The home has also been well maintained with a brand new roof. Located minutes from Fish Creek Park, top-rated schools, and all major shopping amenities, this home is perfect for families, professionals, and first-time buyers alike.

Every detail has been thoughtfully considered to support a modern lifestyle in a peaceful, family-friendly community. This is more than just a house—it's the start of your next chapter. Welcome home.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264507    |
| Price          | \$615,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,600       |
| Acres          | 0.07        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 84 Evermeadow Manor Sw |
| Subdivision | Evergreen              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y4W8                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer            |
| Heating           | Forced Air                                                                     |
| Cooling           | Central Air                                                                    |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Family Room, Gas                                                               |
| Has Basement      | Yes                                                                            |
| Basement          | Full                                                                           |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard                             |
| Lot Description   | Back Yard, Front Yard, Level, Many Trees |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding                             |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 18                 |
| Zoning         | R-G                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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