

# \$734,900 - 107 Everoak Green Sw, Calgary

MLS® #A2238828

**\$734,900**

3 Bedroom, 3.00 Bathroom, 2,055 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

There is open house on 26 July from 04:00PM to 06:00PM .Located in the desirable community of Evergreen, this well-maintained one-owner CEDARGLEN-built home features a walk-out basement and a front double attached garage. Nestled on a quiet street, it offers excellent access to amenities and is within walking distance to schools and Fish Creek Park. The spacious main floor features 9-ft ceilings, hardwood flooring, a bright kitchen with stainless steel appliances and a large island, a generous dining area, a main floor office, and a convenient laundry room.

Upstairs, the primary bedroom includes a 4-piece ensuite with a separate shower, a large corner soaking tub, and his-and-hers closets. A sizable bonus room, two additional bedrooms, and a full 4-piece bathroom complete the upper level. The fully developed walk-out basement offers large windows, bringing in plenty of natural lightâ€”perfect for future development or entertaining.

Recent upgrades include a new roof (1 year old), new hot water tank (5 years old), and a brand-new fridge. Hunter Douglas blinds are installed throughout, and you can enjoy downtown views from the upper level.

Evergreen is known for its access to trails, parks, and natural beauty, with close proximity to Fish Creek Park, Stoney Trail, transit, and Costco. Outdoor lovers will appreciate the



quick escapes to Kananaskis and Bragg Creek, while still enjoying all the conveniences of city living. This is the perfect home for families looking to enjoy comfort, space, and nature all in one.

Built in 2008

### Essential Information

MLS® #	A2238828
Price	\$734,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,055
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	107 Everoak Green Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0J6

### Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home,
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	Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Lighting, Playground
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	50
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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