

# \$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 | Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)                                  |
| 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 | 56                |
| Zoning         | R-G               |
| HOA Fees       | 105               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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