

# \$549,000 - 14 Everglen Manor Sw, Calgary

MLS® #A2262867

**\$549,000**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0.07 Acres

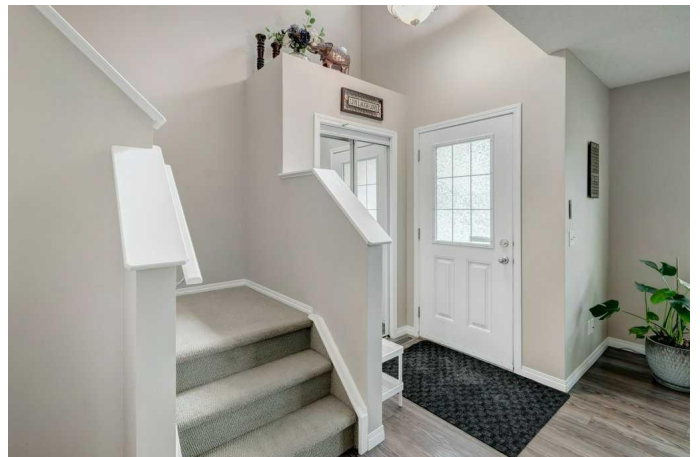
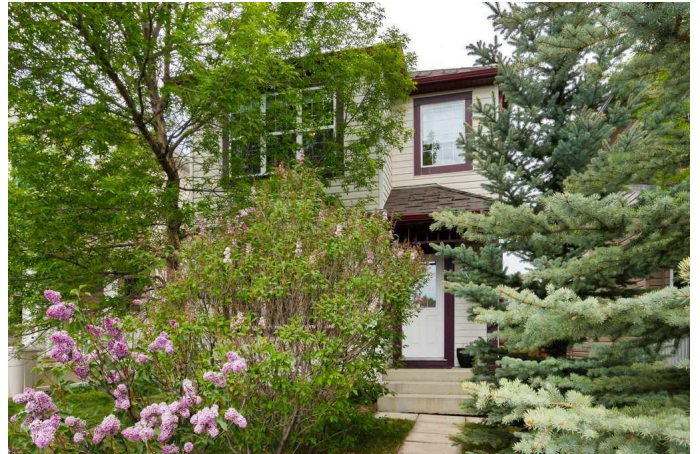
Evergreen, Calgary, Alberta

Welcome to this well maintained two-storey home in the desirable Evergreen community. Featuring 3 bedrooms and 2 baths, this property offers a perfect blend of comfort, functionality and location.

Step inside to a bright, spacious layout complete with central AC to keep you cool in the summer months. The large Kitchen offers a functional island and a separate dining area, ideal for family meals or entertaining guests. The main floor is filled with natural light thanks to its south facing exposure and abundant windows. Convenient 2pc bathroom is located just off the kitchen and back entrance.

The unfished basement provides a blank canvas ready for your personal touch~ create the perfect recreation room, home office or additional bedroom space. Outdoors, enjoy a beautifully landscaped yard with mature trees, a fenced backyard and a large deck that's perfect for entertaining or relaxing under the stars. A standout feature of this home is the oversized double detached garage equipped with a Bendpak GP-7 vehicle lift, perfect for mechanics, car enthusiasts or extra storage. (vehicle lift can be removed by the Seller upon Buyers request).

New Shingles Oct/25, Hot water tank replaced in 2024, Air Conditioner installed 2019 .



Located close to schools, shopping, bike paths, playgrounds and all the family friendly amenities Evergreen has to offer. Plus you're just minutes from Stoney Trail, with quick access to Kananaskis Country and beyond~ this home truly has it all!

Don't miss your opportunity to live in one of the city's sought after neighborhoods! Call for your viewing today.

Built in 2006

### **Essential Information**

MLS® #	A2262867
Price	\$549,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	14 Everglen Manor Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2y5g4

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized, On Street
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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