

\$518,800 - 186 Everglen Rise Sw, Calgary

MLS® #A2265696

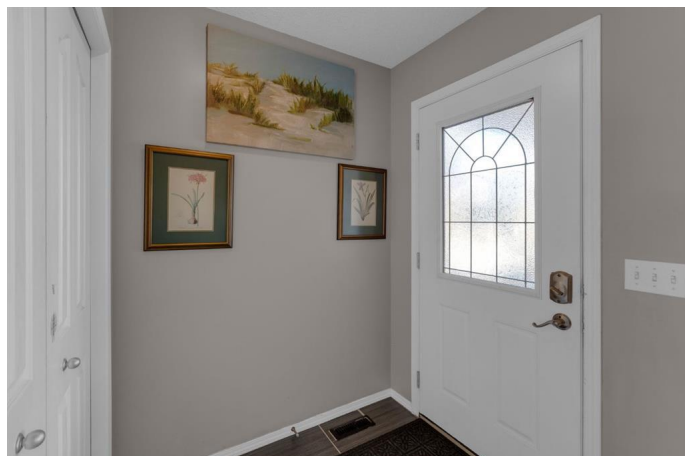
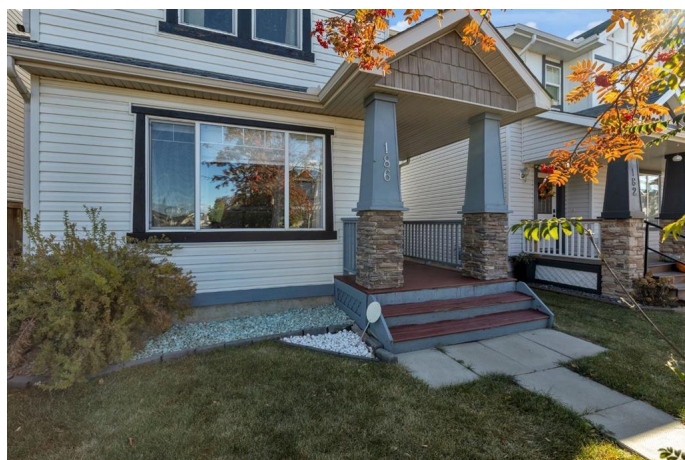
\$518,800

4 Bedroom, 3.00 Bathroom, 1,321 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

This modern home is located in one Calgary's most desirable communities, offering convenient access to parks, playgrounds, schools, shops, and Stoney Trail. This 4 bedroom, 2.5 bath home is fully developed with over 1800 square feet of living space on 3 levels. MAIN floor: LIVING ROOM features a gorgeous gas brick fireplace framed by built-in shelving, laminate wood flooring, built-in shelves, and large front window that fills the space with natural light. The KITCHEN showcases maple cabinetry, an island with breakfast bar perfect for casual meals, laminate wood floors, and lots of cupboard space. Enjoy looking out the large window facing the backyard. A spacious DINING ROOM sits just off the kitchen, where patio doors open to a sunny deck. Completing this level is a HALF BATHROOM with classic pedestal sink. UPPER floor: The large PRIMARY BEDROOM includes a walk-in closet. There are TWO ADDITIONAL well-sized BEDROOMS. A spacious FOUR-PIECE bathroom is centrally located for easy access. BASEMENT: This fully developed space has cork flooring, an additional FOURTH BEDROOM with built-in desk. The FAMILY/MEDIA ROOM is wired for surround sound making it perfect for movie nights, a games area, or a quiet retreat. A full THREE-PIECE BATHROOM is found on this floor. Front load washer and dryer is located in the LAUNDRY/UTILITY ROOM. EXTERIOR: An east-facing backyard with a



DECK off the house, complete with a GAS BBQ line, and PRIVATE PARKING for one vehicle on the property. The roof has been replaced within the last 5 years. Just a minute stroll and you'll find a park and playground - perfect for families or just to sit and relax. Meander over to Fish Creek Park, Sobey's, Dollar Store, Tims, Bull & Finch pub. Great location, great home, QUICK POSSESSION and let's not overlook an AMAZING VALUE! Call your Realtor to book a showing.

Built in 2004

Essential Information

MLS® #	A2265696
Price	\$518,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,321
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	186 Everglen Rise Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4Z2

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	3
Zoning	R-G

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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