

# \$569,900 - 30 Everoak Gardens Sw, Calgary

MLS® #A2262887

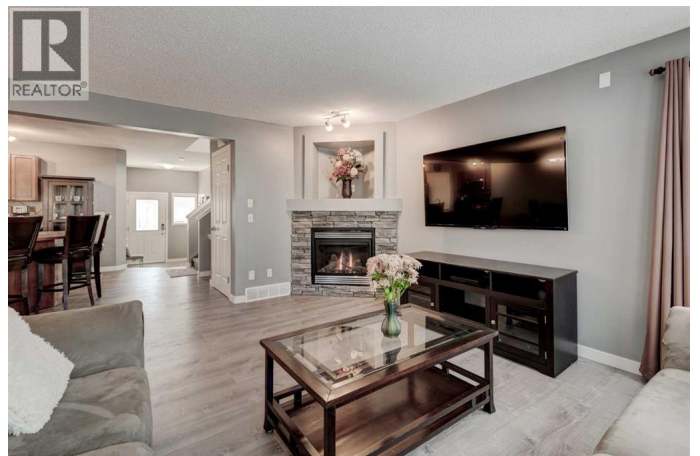
**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,468 sqft

Single Family on 0.08 Acres

Evergreen, Calgary, Alberta

This home has been incredibly well maintained and everything has been upgraded and updated. Situated on a quiet, family-friendly street and backing onto a beautiful pathway and green space that leads directly to Fish Creek Parkâ€™perfect for an afternoon jog or stroll! Offering over 1460 square feet delivered in an open floor plan thatâ€™s ideal for families and entertaining. Youâ€™ll love the convenience of the single front attached garage with extra parking on the double-wide driveway. Both the main floor and second storey feature brand new luxury vinyl plank flooring (2024), and the staircase and hallway received new carpeting at the same time! The entire home was freshly painted in 2024. The kitchen is open to the cozy family room with a gas fireplace and large windows overlooking your maturely landscaped backyard. The kitchen itself features timeless cabinetry, a large corner pantry, a central island, and stainless steel appliances, including a new microwave (2023) and dishwasher (2025). Upstairs youâ€™ll find three generous bedrooms, with the primary suite spacious enough for a king-size set and boasting a four-piece ensuite. The laundry room and additional four-piece family bath are also conveniently located on this level. The fully developed basement offers a large recreation room, gym or hobby area, and plenty of storage space. The backyard is beautifully landscaped with mature trees, shrubs, and a brand new lawn installed in 2025â€™plus



apple, cherry, and raspberry bushes. Enjoy outdoor living on the large deck with pergola, perfect for summer BBQs. This home backs onto an amazing pathway system and is just a two-minute walk to Marshall Springs School (K-9). More recent upgrades include a new roof (2022), new furnace (2024), new washer and dryer (2020), and of course, the new flooring, carpet, and paint throughout in 2024. This is truly a move-in-ready home with nothing to do but unpack and enjoy! (id:6289)

Built in 2007

**Essential Information**

Listing #	A2262887
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,468
Acres	0.08
Year Built	2007
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	30 Everoak Gardens Sw
Subdivision	Evergreen
City	Calgary
Province	Alberta
Postal Code	T2Y0E2

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	See remarks
Parking Spaces	1
Parking	Attached Garage
# of Garages	1

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      CIR Realty



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