

# \$739,900 - 40 Everwillow Park Sw, Calgary

MLS® #A2225212

**\$739,900**

4 Bedroom, 4.00 Bathroom, 1,877 sqft

Residential on 0.10 Acres

Evergreen, Calgary, Alberta

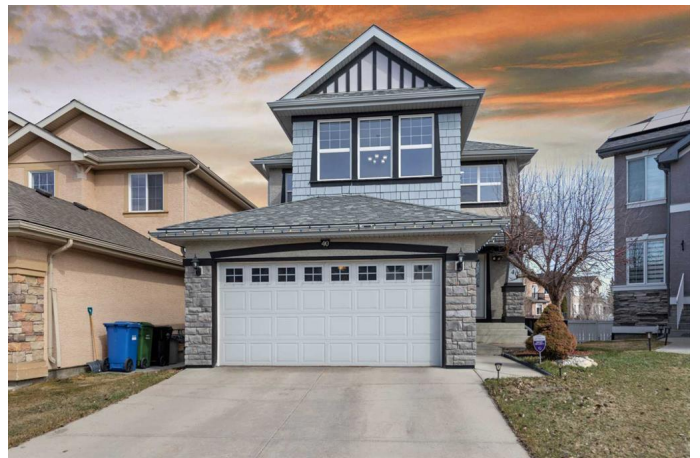
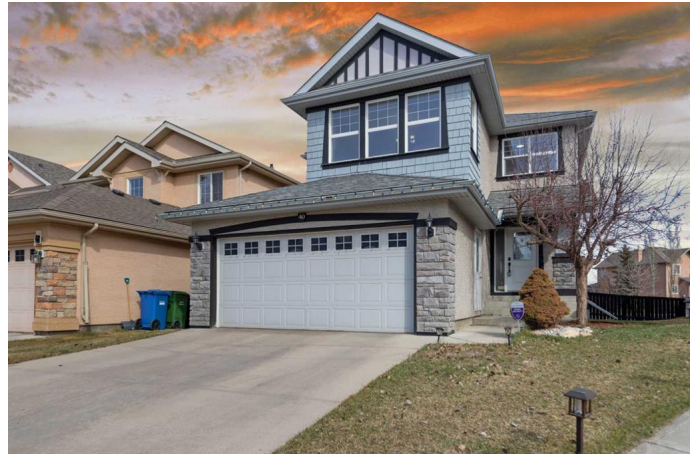
The One Youâ€™ve Been Waiting For!

This thoughtfully renovated home is perfect for growing families, investors or multi-generational living, featuring a bright illegal basement suite completed in 2023. Step inside to an inviting open-concept main floor with refinished maple hardwood, large windows, and modern tones. The open-concept kitchen is both functional and welcoming, with wood cabinetry, a corner pantry, stainless steal appliances, central island with breakfast bar, and a built-in workstationâ€™ideal for work or study.

The cozy living room with a gas fireplace and adjoining dining area make this space feel like home. Upstairs, youâ€™ll find a spacious bonus room, upgraded laundry area (washer/dryer on pedestals), and 3 generously sized bedrooms; including a primary suite with a walk-in closet and dual-vanity ensuite.

Downstairs, the sunshine basement offers a 1-bedroom, 1-bathroom illegal suite with oversized windows for tons of natural light.

Upgrades include: Legacy Class 4 Hail-Resistant Roof (2022) with 40-year warranty, Furnace (2019), Newer Appliances: Fridge, Stove, Dishwasher, Microwave (2022), Fresh Interior & Exterior Paint (2022), Deck Repainted (2024), Newer Carpet, Vinyl Plank, and Refinished Hardwood (2022), New Light Fixtures (2022), Switches, Outlets, LED Bulbs (2022), New Window Coverings (2022), Washer (2021), Illegal Basement Suite finished with All New Appliances (2023).



Situated on a Large Pie-Shaped lot with a large back yard and shed for extra storage, private space for extended family/friends, or room for guests, this home checks all the boxes. Check out the 3D tour, book your showing, and don't miss this thoughtfully updated, move-in ready gem!

Built in 2006

### Essential Information

MLS® #	A2225212
Price	\$739,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,877
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	40 Everwillow Park Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5C5

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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