

# \$734,900 - 107 Everoak Green Sw, Calgary

MLS® #A2238828

## \$734,900

3 Bedroom, 3.00 Bathroom, 2,055 sqft  
Residential on 0.09 Acres

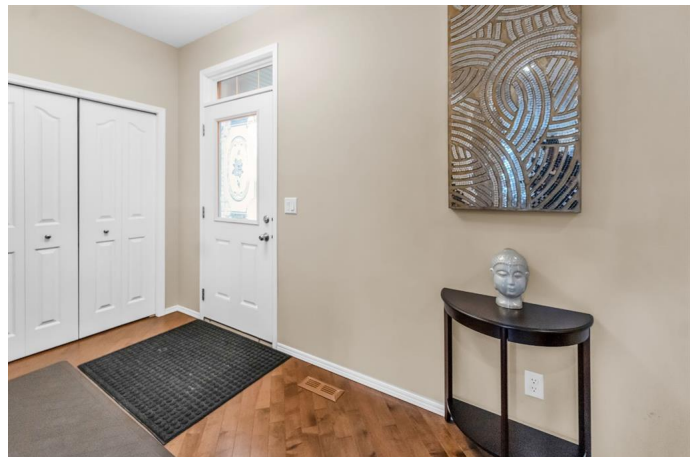
Evergreen, Calgary, Alberta

There is open house on 26 July from 04:00PM to 06:00PM .Located in the desirable community of Evergreen, this well-maintained one-owner CEDARGLEN-built home features a walk-out basement and a front double attached garage. Nestled on a quiet street, it offers excellent access to amenities and is within walking distance to schools and Fish Creek Park. The spacious main floor features 9-ft ceilings, hardwood flooring, a bright kitchen with stainless steel appliances and a large island, a generous dining area, a main floor office, and a convenient laundry room.

Upstairs, the primary bedroom includes a 4-piece ensuite with a separate shower, a large corner soaking tub, and his-and-hers closets. A sizable bonus room, two additional bedrooms, and a full 4-piece bathroom complete the upper level. The fully developed walk-out basement offers large windows, bringing in plenty of natural light—perfect for future development or entertaining.

Recent upgrades include a new roof (1 year old), new hot water tank (5 years old), and a brand-new fridge. Hunter Douglas blinds are installed throughout, and you can enjoy downtown views from the upper level.

Evergreen is known for its access to trails, parks, and natural beauty, with close proximity to Fish Creek Park, Stoney Trail, transit, and Costco. Outdoor lovers will appreciate the



quick escapes to Kananaskis and Bragg Creek, while still enjoying all the conveniences of city living. This is the perfect home for families looking to enjoy comfort, space, and nature all in one.

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238828    |
| Price          | \$734,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,055       |
| Acres          | 0.09        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 107 Everoak Green Sw |
| Subdivision | Evergreen            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 0J6              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, |
|-------------------|--------------------------------------------------------------------|

|                 |                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------|
|                 | Pantry                                                                                        |
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air                                                                                    |
| Cooling         | None                                                                                          |
| Fireplace       | Yes                                                                                           |
| # of Fireplaces | 1                                                                                             |
| Fireplaces      | Gas                                                                                           |
| Has Basement    | Yes                                                                                           |
| Basement        | Exterior Entry, Full, Unfinished, Walk-Out                                                    |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Lighting, Playground              |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Concrete, Stone, Vinyl Siding     |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 46              |
| Zoning         | R-G             |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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