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

MLS® #A2265696

# \$518,800

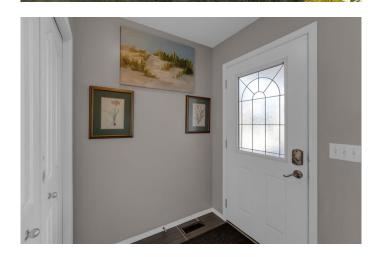
4 Bedroom, 3.00 Bathroom, 1,321 sqft Residential on 0.07 Acres

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, Microwave, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings, Electric Oven

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Brick Facing, 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 8

Zoning R-G

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.