# **\$749,900 - 320 Everbrook Way Sw, Calgary**

MLS® #A2265634

## \$749,900

3 Bedroom, 3.00 Bathroom, 2,458 sqft Residential on 0.12 Acres

Evergreen, Calgary, Alberta

Welcome to this spacious 2,458 sqft walkout basement home built by Jayman, located in the family-friendly community of Evergreenâ€"just steps from Fish Creek Park. This 3 Bedroom, 2.5 Bath home features a bright open floor plan and a newly painted interior, ready for moving in.

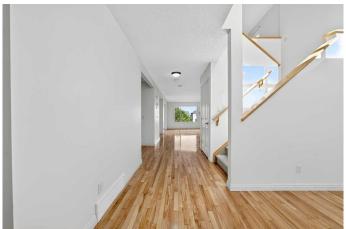
The Main Floor boasts gleaming Hardwood Flooring throughout, a spacious and bright Living Room with Gas Fireplace, separate Dining Room, a well-appointed Kitchen with Center Island, Eating Bar, and Stainless Steel Appliances. Adjacent is a sunny Breakfast Nook that leads out to the Deck. The laundry room and an oversized Double Attached Garage complete the main level.

Upstairs offers a spacious Bonus Room and a Loft area perfect for a Home Office. The generous Primary Bedroom features a Walk-In Closet and a 4-Piece Ensuite with a Jetted Tubâ€"providing a comfortable retreat. Two additional good-sized Bedrooms and another 4-Piece Bath complete the upper level.

The Walkout Basement with 9' ceiling is unfinished, includes a bathroom rough-in, and is ready for future development. The East-facing Backyard is fully fenced and landscaped with a Patio areaâ€"ideal for outdoor entertaining.

Evergreen is a well-established southwest







Calgary community offering quick access to schools, shopping, and transit. With Fish Creek Park right next door, nature, walking trails, and playgrounds are always within reach.

#### Built in 2006

#### **Essential Information**

MLS® # A2265634 Price \$749,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 2,458
Acres 0.12
Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 320 Everbrook Way Sw

Subdivision Evergreen
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0C9

### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Breakfast Bar, High Ceilings, Jetted Tub, Kitchen

Island, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

Washer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features None

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 20th, 2025

Days on Market 9

Zoning R-G HOA Fees 105 HOA Fees Freq. ANN

# **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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