

\$519,900 - 72 Everstone Rise Sw, Calgary

MLS® #A2210561

\$519,900

3 Bedroom, 2.00 Bathroom, 907 sqft

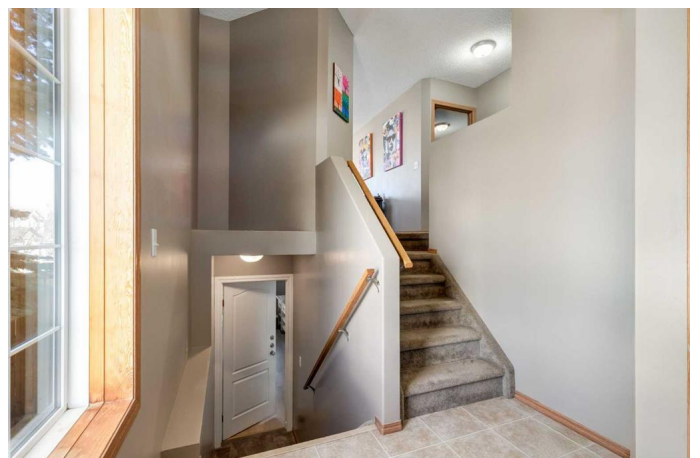
Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Amazing opportunity for first time buyers or investors, check out this bi-level home with WALK OUT basement SUITE (illegal), with it's own private entrance, in the family-friendly community of Evergreen! Situated on a quiet street on a corner lot (lots of parking!), this is an incredible opportunity for rental income, multi-generational living, or hosting extended family. The main floor offers a roomy front entry with coat closet, entertainment style kitchen with ample counter and cabinet space, sunny dining room with patio doors to the deck and a great sized living room. The primary bedroom easily accommodates king-sized furniture, second bedroom, laundry and 4 pc main bath complete the level. The lower walk out level is suited (non-conforming) and offers ample kitchen space, living and dining room, stone-faced gas fireplace, spacious bedroom, 3 pc bath, in-suite laundry and rear patio. The large windows in the lower level make for a very inviting space! Located in Evergreen, a well-established community with easy access to Stoney Trail, Fish Creek Park, walking/biking trails, schools, playgrounds, shopping, Costco - this home is the perfect blend of convenience and lifestyle. Book your viewing today!

Built in 2002

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2210561 |
| Price | \$519,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 907 |
| Acres | 0.09 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 72 Everstone Rise Sw |
| Subdivision | Evergreen |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y 4J8 |

Amenities

| | |
|-----------|------------|
| Amenities | None |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, Separate Entrance |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Stone |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

| | |
|-----------------|---|
| Lot Description | Back Lane, Corner Lot, Lawn, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 5 |
| Zoning | R-G |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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