

\$516,900 - 34 Everwillow Circle Sw, Calgary

MLS® #A2246446

\$516,900

3 Bedroom, 2.00 Bathroom, 1,346 sqft

Residential on 0.06 Acres

Evergreen, Calgary, Alberta

Welcome to this exceptional, well-maintained semi-detached home, perfectly situated on a quiet circle directly across from a 4-acre park featuring a playground, gazebo, pathways, and an open field. The location is truly one-of-a-kind, and you can enjoy the rare opportunity of owning a home here. Imagine starting your day with a cup of coffee on your front porch, watching the kids play across the street.

Inside, you'll find a home filled with an abundance of natural light. The main floor features a combination of ceramic tile and carpet, along with a convenient walk-in coat closet/mudroom. The kitchen has a walk-in pantry and a dedicated dining area. The spacious and open layout is perfect for both daily living and entertaining.

The upper level is your private sanctuary. The large primary bedroom serves as a true retreat, complete with a private ensuite and a generous walk-in closet. Two additional good-sized bedrooms and a full bathroom provide ample space for family or guests.

The developed basement offers significant living space, with the main area currently being used as a gym with rubber matting on the floor, and a large storage room. Recent updates to the home include new shingles on the roof approximately 3 years ago and a new hot water tank approximately 4 years ago.



Outside, the private, west-facing 10' x 12' deck is perfect for summer barbecues and gatherings, complete with a gas outlet for your grill. Enjoy the added convenience of a gravel parking pad with plenty of room to build a double oversized garage.

This home's prime location is within close proximity to schools, shopping, and extensive pathway systems, making this the perfect place to call home. Call or message to view or for further information.

Built in 2005

Essential Information

MLS® #	A2246446
Price	\$516,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,346
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	34 Everwillow Circle Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y4V2

Amenities

Amenities	Park, Playground, Gazebo
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Parking Spaces	2
Parking	Off Street, On Street, Parking Pad, Plug-In, Rear Drive

Interior

Interior Features	Central Vacuum, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	146
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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