

# \$639,800 - 33 Everwoods Close Sw, Calgary

MLS® #A2203013

**\$639,800**

4 Bedroom, 4.00 Bathroom, 1,720 sqft  
Residential on 0.08 Acres

Evergreen, Calgary, Alberta

Welcome to this charming family home in the beautiful Evergreen community! This 3-bedroom, 3.5-bathroom property is thoughtfully designed to suit modern living while offering exceptional comfort and convenience. Upon entering the main floor, the open floor plan begins with an inviting French door entry, creating a warm and welcoming atmosphere. You'll find a practical laundry room with ample storage, a convenient 2-piece bathroom, and stylish vinyl plank and tile flooring throughout. The gourmet kitchen is ideal for aspiring chefs. It has a granite countertop island, abundant storage options, and a walk-in pantry. The adjacent dining room opens onto a large double deck, overlooking a south-facing backyard that is perfect for summer outdoor BBQs. The upper level boasts a spacious bonus room with a cozy fireplace—a perfect spot for relaxation or entertaining. The three bedrooms include a luxurious primary suite featuring a walk-in closet and a private 3-piece ensuite for added privacy and comfort. The fully developed basement offers additional living space, including a bedroom with a walk-in closet, a 3-piece bathroom, and a family room, making it a fantastic area for guests or leisure activities. This home is situated in a prime location and is close to schools, parks, Shawnessy Shopping Centre, and the innovative Buffalo Run retail center. Families will appreciate its walking distance to an elementary school (800 meters), a 3-minute



drive to a junior high school, and a 9-minute drive to Dr. E.P. Scarlett High School. Costco is less than 5 minutes away by car, downtown Calgary is just a 20-minute drive, and the stunning Rocky Mountains are only 40 minutes away. With easy access to Macleod Trail and the Southwest Ring Road, this property offers unparalleled convenience. Indulge in the elegance and functionality of this Evergreen gem—schedule your private viewing today and take the first step toward your next chapter!

Built in 2005

### **Essential Information**

MLS® #	A2203013
Price	\$639,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,720
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	33 Everwoods Close Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4R6

### **Amenities**

Amenities	None
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Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, French Door
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Few Trees, Rectangular Lot, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	20
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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