

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

MLS® #A2210561

\$519,900

3 Bedroom, 2.00 Bathroom, 907 sqft

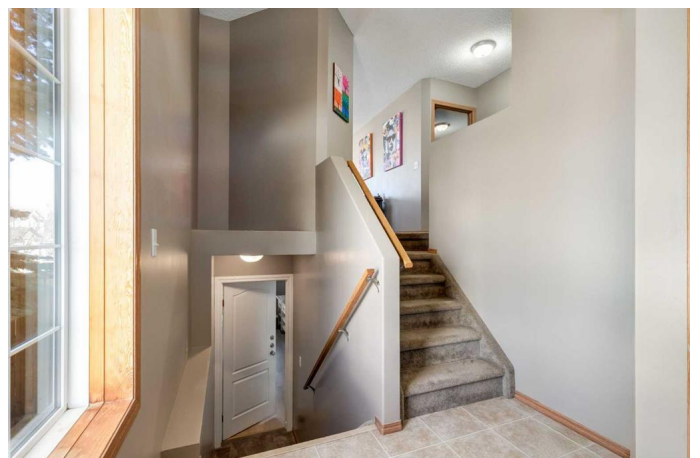
Residential on 0.09 Acres

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, Lawn, Rectangular Lot, Street Lighting, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

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

Listing Details

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

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.