

# \$759,900 - 40 Everwillow Park Sw, Calgary

MLS® #A2210142

**\$759,900**

4 Bedroom, 4.00 Bathroom, 1,877 sqft  
Residential on 0.10 Acres

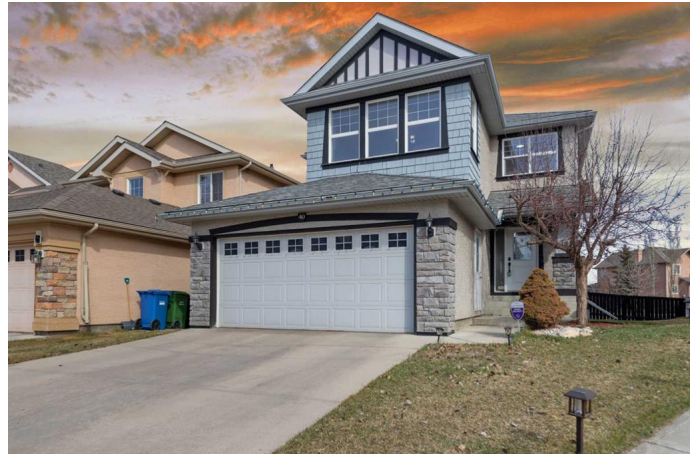
Evergreen, Calgary, Alberta

**OPEN HOUSE SATURDAY, APRIL 26 FROM**

**1-3PM. Welcome Home!** This beautifully renovated home offers the perfect setup for multi-generational living or in-laws with its newly finished (2023) illegal basement suite. Inside, youâ€™ll find an open-concept layout with refinished maple hardwood floors, neutral tones, and large windows that flood the home with natural light. The kitchen is perfect for both everyday living and entertaining featuring wood cabinetry, a corner pantry, central island with breakfast bar, and a built-in homework/office area. The adjacent dining area and cozy living room with gas fireplace make this space feel warm and inviting. Upstairs, boasts a spacious bonus room, upper-level laundry with upgraded washer/dryer on pedestals, and three generously sized bedrooms including a primary suite with a walk-in closet and private dual-vanity ensuite.

The 1 bedroom, 1 bathroom, illegal basement suite (completed in 2023) includes three oversized windows, thanks to the sunshine basement, that provides a bright and airy feel. Notable upgrades include:

Legacy Class 4 Hail-Resistant Roof (2022) with 40-year warranty, Furnace (2019), Newer Appliances: Fridge, Stove, Dishwasher, Microwave (2022), Fresh Interior & Exterior Paint (2022), Deck Repainted (2024), Newer Carpet, Vinyl Plank, and Refinished Hardwood (2022), New Light Fixtures (2022), Switches, Outlets, LED Bulbs (2022), New Window



Coverings (2022), Washer (2021), Illegal Basement Suite finished with All New Appliances (2023). Large Pie-Shaped lot with a large back yard and shed for extra storage. Whether you're looking for private space for extended family/friends, or room for guests, this home checks all the boxes. Check out the 3D tour, book your showing, and don't miss this thoughtfully updated, move-in ready gem!

Built in 2006

### Essential Information

MLS® #	A2210142
Price	\$759,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,877
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	40 Everwillow Park Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5C5

### Amenities

Amenities	Park, Playground
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 11th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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