

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

MLS® #A2210561

**\$519,900**

3 Bedroom, 2.00 Bathroom, 907 sqft

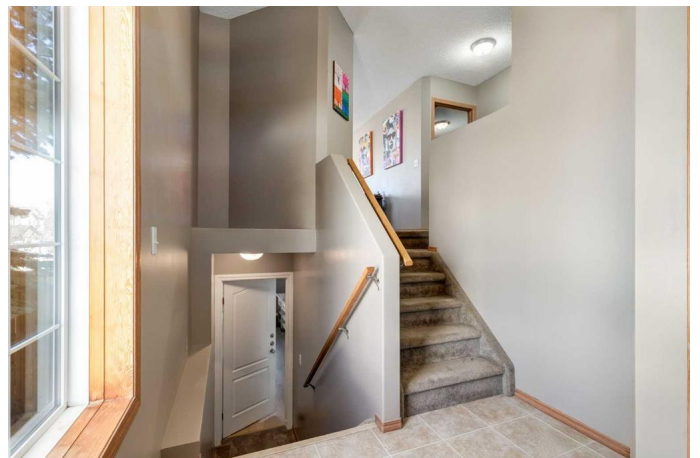
Residential on 0.09 Acres

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 |
|----------------|-----------------------------|

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