

\$569,900 - 30 Everoak Gardens Sw, Calgary

MLS® #A2262887

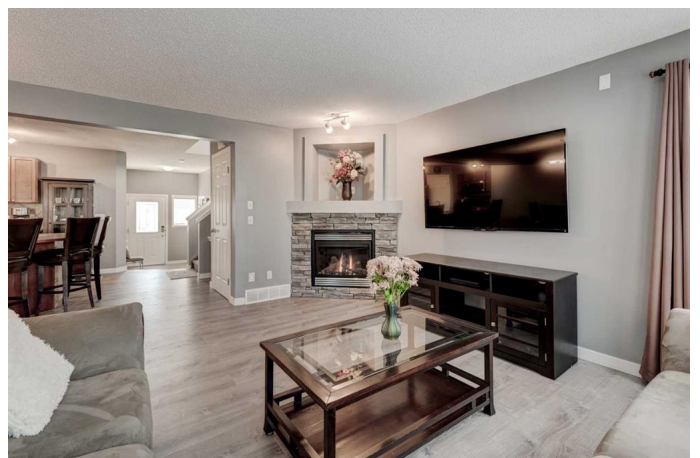
\$569,900

3 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.08 Acres

Evergreen, Calgary, Alberta

This home has been incredibly well maintained and everything has been upgraded and updated. Situated on a quiet, family-friendly street and backing onto a beautiful pathway and green space that leads directly to Fish Creek Parkâ€”perfect for an afternoon jog or stroll! Offering over 1460 square feet delivered in an open floor plan thatâ€™s ideal for families and entertaining. Youâ€™ll love the convenience of the single front attached garage with extra parking on the double-wide driveway. Both the main floor and second storey feature brand new luxury vinyl plank flooring (2024), and the staircase and hallway received new carpeting at the same time! The entire home was freshly painted in 2024. The kitchen is open to the cozy family room with a gas fireplace and large windows overlooking your maturely landscaped backyard. The kitchen itself features timeless cabinetry, a large corner pantry, a central island, and stainless steel appliances, including a new microwave (2023) and dishwasher (2025). Upstairs youâ€™ll find three generous bedrooms, with the primary suite spacious enough for a king-size set and boasting a four-piece ensuite. The laundry room and additional four-piece family bath are also conveniently located on this level. The fully developed basement offers a large recreation room, gym or hobby area, and plenty of storage space. The backyard is beautifully landscaped with mature trees, shrubs, and a brand new lawn installed in 2025â€”plus



apple, cherry, and raspberry bushes. Enjoy outdoor living on the large deck with pergola, perfect for summer BBQs. This home backs onto an amazing pathway system and is just a two-minute walk to Marshall Springs School (K-9). More recent upgrades include a new roof (2022), new furnace (2024), new washer and dryer (2020), and of course, the new flooring, carpet, and paint throughout in 2024. This is truly a move-in-ready home with nothing to do but unpack and enjoy!

Built in 2007

Essential Information

MLS® #	A2262887
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	30 Everoak Gardens Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0E2

Amenities

Amenities	None
Parking Spaces	1

Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Front Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.