

# \$469,900 - 84 Everridge Villas Sw, Calgary

MLS® #A2265210

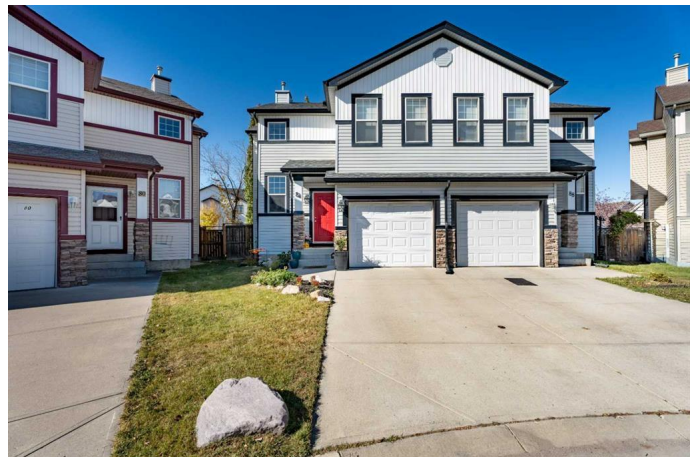
**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,222 sqft  
Residential on 0.05 Acres

Evergreen, Calgary, Alberta

Nestled in the heart of the desirable Evergreen community in Calgary's southwest, this exceptional family home offers the perfect blend of affordability and charm, featuring three spacious bedrooms and 2.5 bathrooms across its well-designed layout. The community is conveniently close to Fish Creek Park, where endless trails and natural beauty await your morning jogs or weekend adventures. Meticulously maintained and ready for your personal touch, the main level welcomes you with a generously sized kitchen that flows seamlessly into an adjoining dining room and cozy living area, ideal for everyday gatherings and entertaining. Step outside to the pie-shaped, west-facing backyard, a large, fully fenced oasis with no neighbors behind for ultimate privacy—perfect for children to play, pets to roam, summer barbecues, and evening sunsets. The attached garage and welcoming foyer provide ample space and convenience. Upstairs, the primary bedroom retreat boasts a luxurious four-piece ensuite, complemented by two additional well-appointed bedrooms and another full four-piece bathroom, while a convenient half bath graces the main floor for guests. This rare opportunity to own a turnkey family haven in one of the SW's premier neighborhoods won't last—call today for your private viewing and start envisioning life in this idyllic retreat.

Built in 2004



## Essential Information

MLS® #	A2265210
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	84 Everridge Villas Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4Z1

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
-------------------	--------------------------------

Lot Description	Back Yard, Landscaped, Level, No Neighbours Behind, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 17th, 2025
Days on Market	1
Zoning	R-G

### **Listing Details**

Listing Office            Real Estate Professionals Inc.

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.