240 Everglade Circle SW

Calgary | Active | MLS® A2351224

$849,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2004**	**2,098.62 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to 240 Everglade Circle SW, where the serene tranquility of Fish Creek Park meets modern luxury in the secluded, sought-after enclave of Evercreek Bluffs. Backing onto natural beauty and featuring a fully finished walk-out basement complete with a private second kitchen, this exceptional two-storey home offers just under 3,000 sq. ft. of beautifully appointed living space designed for effortless multi-generational living and elevated entertaining.

Step inside to an open-concept main floor framed by rich hardwood and ceramic tile flooring, with soaring high ceilings bridging the formal living and dining areas. The heart of the home features a chef's kitchen equipped with granite countertops, a central island, walk-in pantry, and a bright breakfast nook opening to a cozy family room with a focal fireplace. A dedicated main-floor den/office provides an ideal work-from-home setup, complemented by a dedicated laundry room and 2-piece powder room. Upstairs, the spacious primary suite serves as a true sanctuary, featuring a 5-piece ensuite with a separate water closet and a generous walk-in closet. Two additional light-filled bedrooms and a full 4-piece bath complete the upper floor.

The southwest-facing fully finished walk-out lower level expands your living options with a massive recreational room, a 4th bedroom, full 4-piece bath, and dedicated storage. A full second kitchen complete with all major appliances, offers complete independence for guests, extended family, or an illegal suite. Enjoy the outdoors year-round from your upper balcony or step down to the lower patio in a private, fully fenced, and beautifully landscaped backyard. Complete with an attached double garage and unbeatable access to local schools, parks, shopping, and major transit routes.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351224
Bedrooms	4
Bathrooms	4
Year Built	2004
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,098.62 sq. ft.
Acreage:	No
Lot Area:	5,274 sq. ft.
Lot Frontage:	0'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2004 (Age: 22)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0214089
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Evergreen (Calgary)
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Basement Appliances: Refrigerator, microwave, electric stove, range hood and dishwasher.
Restrictions:	None Known
Main Floor	Breakfast Nook · 9'11" × 8' ·
Main Floor	Dining Room · 13'11" × 8'9" ·
Main Floor	Family Room · 15'4" × 14'6" ·
Main Floor	Kitchen · 14'1" × 13'8" ·
Main Floor	Laundry · 10' × 7'5" ·
Main Floor	Living Room · 12'1" × 11'2" ·
Main Floor	Office · 10'7" × 9'1" ·
2nd Floor	Bedroom · 12'2" × 10'4" ·
2nd Floor	Bedroom · 11'10" × 9'6" ·
2nd Floor	Bedroom - Primary · 15' × 14'6" ·
Basement	Bedroom · 11'6" × 10'1" ·

Basement	Dining Room · 9'11" × 8' ·
Basement	Kitchen · 16'2" × 13'5" ·
Basement	Game Room · 15' × 13'7" ·
Basement	Storage · 10' × 6'2" ·
Basement	Furnace/Utility Room · 19'4" × 12'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-1
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/240-everglade-circle-sw-calgary-a2351224/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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