



# 118 Everglen Crescent Calgary Alberta

\$759,900

How much would you consider investing in a beautiful, modern home with 3,138+ sqft of liveable space in Calgary's highly-sought-after Evergreen community known for its well-planned amenities including schools (7 nearby), restaurants (11+ nearby), shopping centers, and easy access to public transit? And how much would you appreciate it if it also has a basement suite (illegal with great potential for upgrading into a legal suite (subject to approval by the City)), fully renovated with a kitchen, living room, 2 bedrooms, and laundry room for potential rental income? Welcome to 118 Everglen Crescent SW. This modern home presents 2 suites, 5 bedrooms, 4 washrooms, 2 kitchens, 2 laundry rooms, 1 wet bar attached to a spacious family room fully customizable as your private theatre, 1 double garage, and a well-maintained backyard providing an idyllic retreat bordering the peaceful GREEN SPACE. With proximity to the beautiful Fish Creek Provincial Park, you and your family will truly enjoy more of the limitless outdoor fun activities hiking, picnicking, biking, and bird watching while maintaining the super easy access to Stoney Trail to get around the city. This is THE most cost-effective investment property available today in Calgary Southwest. Capitalize on this spacious home and start establishing your own refined and new lifestyle today! (id:6769)

5pc Bathroom 11.42 Ft x 13.83 Ft

Other 6.92 Ft x 6.83 Ft

Bedroom 13.58 Ft x 9.92 Ft

4pc Bathroom 11.67 Ft x 5.50 Ft

Bedroom 9.92 Ft x 13.58 Ft

Laundry room 8.50 Ft x 5.75 Ft

Family room 20.92 Ft x 11.92 Ft

Living room/Dining room 10.17 Ft x 6.67 Ft

Bedroom 10.92 Ft x 8.92 Ft

4pc Bathroom 10.92 Ft x 4.83 Ft

Bedroom 14.08 Ft x 14.33 Ft

Storage 14.33 Ft x 11.33 Ft

Kitchen 11.33 Ft x 12.25 Ft

Dining room 11.25 Ft x 8.00 Ft

Living room 11.92 Ft x 14.50 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Bedroom 11.58 Ft x 9.17 Ft

Primary Bedroom 14.17 Ft x 12.08 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca