

# \$789,000 - 320 Everbrook Way Sw, Calgary

MLS® #A2240997

**\$789,000**

3 Bedroom, 3.00 Bathroom, 2,458 sqft  
Residential on 0.12 Acres

Evergreen, Calgary, Alberta

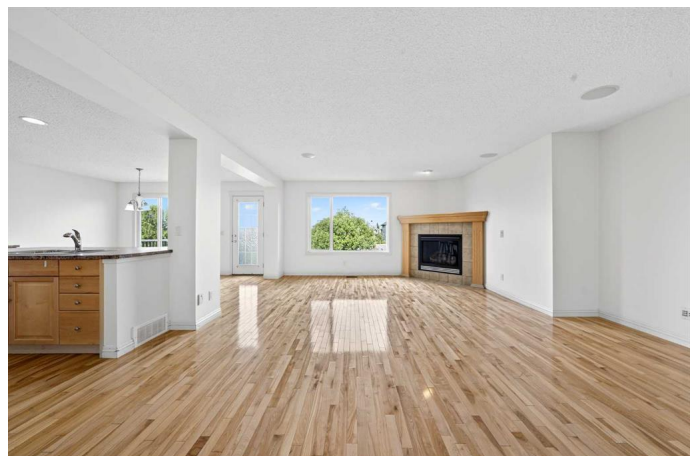
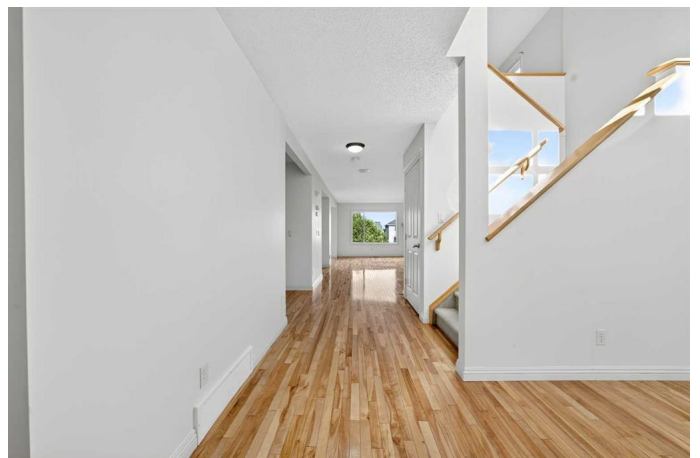
Welcome to this spacious 2,458 sqft walkout basement home built by Jayman, located in the family-friendly community of Evergreen—just steps from Fish Creek Park. This 3 Bedroom, 2.5 Bath home features a bright open floor plan and a newly painted interior, ready for moving in.

The Main Floor boasts gleaming Hardwood Flooring throughout, a spacious and bright Living Room with Gas Fireplace, separate Dining Room, a well-appointed Kitchen with Center Island, Eating Bar, and Stainless Steel Appliances. Adjacent is a sunny Breakfast Nook that leads out to the Deck. The laundry room and an oversized Double Attached Garage complete the main level.

Upstairs offers a spacious Bonus Room and a Loft area perfect for a Home Office. The generous Primary Bedroom features a Walk-In Closet and a 4-Piece Ensuite with a Jetted Tub—providing a comfortable retreat. Two additional good-sized Bedrooms and another 4-Piece Bath complete the upper level.

The Walkout Basement with 9' ceiling is unfinished, includes a bathroom rough-in, and is ready for future development. The East-facing Backyard is fully fenced and landscaped with a Patio area—ideal for outdoor entertaining.

Evergreen is a well-established southwest



Calgary community offering quick access to schools, shopping, and transit. With Fish Creek Park right next door, nature, walking trails, and playgrounds are always within reach.

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240997    |
| Price          | \$789,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,458       |
| Acres          | 0.12        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 320 Everbrook Way Sw |
| Subdivision | Evergreen            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 0C9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, High Ceilings, Jetted Tub, Kitchen |
|-------------------|----------------------------------------------------------------------|

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
|                 | Island, Open Floorplan, Pantry, Walk-In Closet(s)                        |
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer |
| Heating         | Forced Air, Natural Gas                                                  |
| Cooling         | None                                                                     |
| Fireplace       | Yes                                                                      |
| # of Fireplaces | 1                                                                        |
| Fireplaces      | Gas, Living Room                                                         |
| Has Basement    | Yes                                                                      |
| Basement        | Full, Unfinished, Walk-Out                                               |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Stucco, Wood Frame              |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 40              |
| Zoning         | R-G             |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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