

# \$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

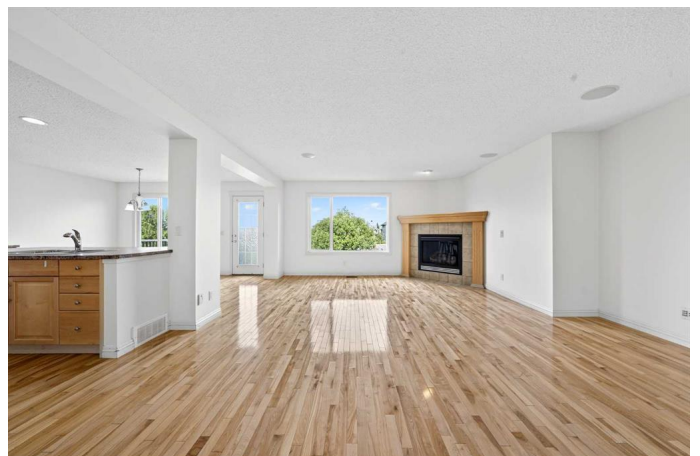
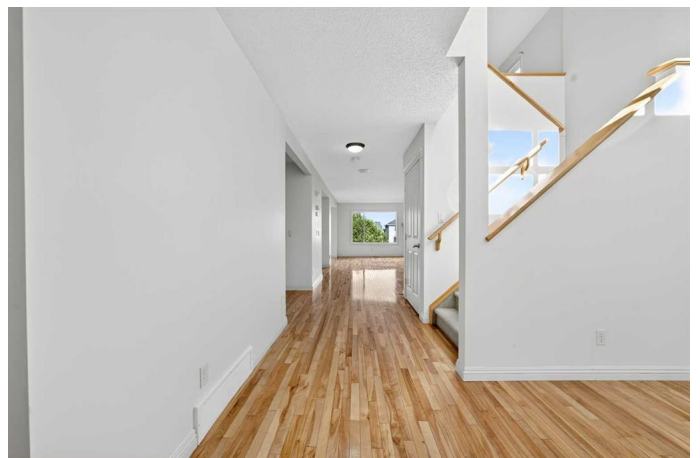
Welcome to this spacious 2,458 sqft walkout basement home built by Jayman, located in the family-friendly community of Evergreen—just steps from Fish Creek Park. This 3 Bedroom, 2.5 Bath home features a bright open floor plan and a newly painted interior, ready for moving in.

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 Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Open

Appliances	Floorplan, Pantry, Walk-In Closet(s), Bathroom Rough-in 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	62
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office      Jessica Chan Real Estate & Management 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.