

# \$559,900 - 506 Everridge Drive Sw, Calgary

MLS® #A2219853

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,231 sqft  
Residential on 0.09 Acres

Evergreen, Calgary, Alberta

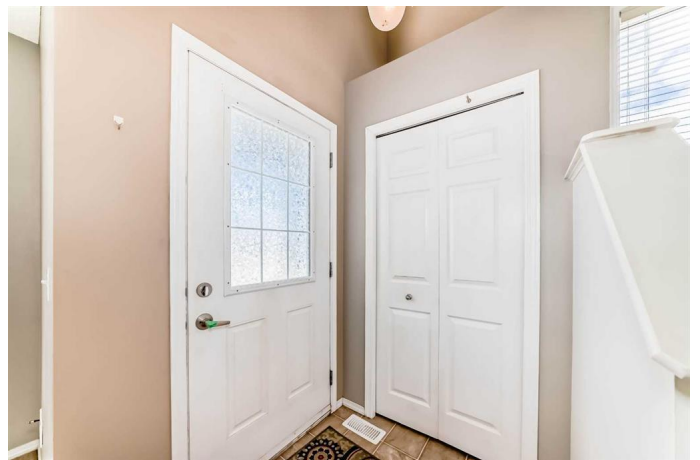
\*\*\*Price Reduced for Quick Sale\*\*\*Welcome to 506 Everridge Drive SW – a spacious and well-maintained home located in the highly sought-after Evergreen community! This desirable end-unit property offers open views, enhanced privacy, and convenient access, making it a rare find.

One of the highlights of this home is the walk-up basement with a separate entrance, providing excellent potential for rental income or multi-generational living (subject to city approval). The basement features large windows that bring in ample natural light and comes fully equipped with a kitchen and bathroom, saving you time and renovation costs.

Laundry rough-in is available on the main floor, offering added flexibility for future upgrades or separate living arrangements.

This home has never been rented out since the current owner purchased it, ensuring it has been lovingly cared for. Perfectly situated just steps from a playground, minutes from Stoney Trail, and close to top-rated schools (CBE, Catholic, and Dr. EP Scarlett High School), parks, and major shopping centers – offering both convenience and a family-friendly lifestyle.

Whether you're looking for a primary residence or an investment opportunity, this property



offers exceptional flexibility and long-term value. Don't miss your chance to own a high-potential home in one of Calgary's most desirable neighborhoods!

Built in 2006

**Essential Information**

MLS® #	A2219853
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,231
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	506 Everridge Drive Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5E5

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Corner Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	44
Zoning	R-G

## Listing Details

Listing Office	Grand Realty
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