

72 Everstone Rise SW
Calgary, Alberta

MLS # A2210561



\$519,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	907 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: Basement suite appliances: stove, microwave/hood fan, fridge, washer, dryer

Amazing opportunity for first time buyers or investors, check out this bi-level home with WALK OUT basement SUITE (illegal), with it's own private entrance, in the family-friendly community of Evergreen! Situated on a quiet street on a corner lot (lots of parking!), this is an incredible opportunity for rental income, multi-generational living, or hosting extended family. The main floor offers a roomy front entry with coat closet, entertainment style kitchen with ample counter and cabinet space, sunny dining room with patio doors to the deck and a great sized living room. The primary bedroom easily accommodates king-sized furniture, second bedroom, laundry and 4 pc main bath complete the level. The lower walk out level is suited (non-conforming) and offers ample kitchen space, living and dining room, stone-faced gas fireplace, spacious bedroom, 3 pc bath, in-suite laundry and rear patio. The large windows in the lower level make for a very inviting space! Located in Evergreen, a well-established community with easy access to Stoney Trail, Fish Creek Park, walking/biking trails, schools, playgrounds, shopping, Costco - this home is the perfect blend of convenience and lifestyle. Book your viewing today!