

# \$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

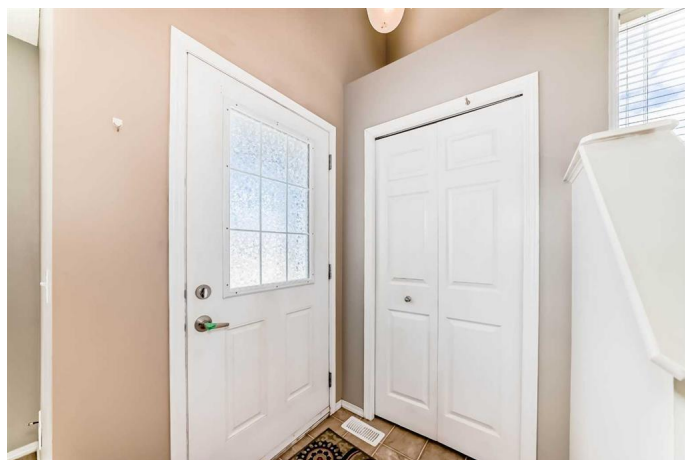
\*\*\*Price Reduced for Quick Sale\*\*\*Welcome to 506 Everridge Drive SW – a spacious and well-maintained home located in the highly sought-after Evergreen community! This desirable end-unit property offers open views, enhanced privacy, and convenient access, making it a rare find.

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 | 38            |
| Zoning         | R-G           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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