

# \$569,800 - 506 Everridge Drive Sw, Calgary

MLS® #A2219853

**\$569,800**

3 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

\*\*\*OPEN HOUSE , 19th May 2-4PM .\*\*\*

Welcome to 506 Everridge Drive SW â€” a spacious and well-maintained home located in the highly sought-after community of Evergreen! This property features a rare walk-up basement with a separate entrance, offering excellent potential for rental income or multi-generational living (subject to city approval). The main floor is fully roughed-in for water and electrical, and the basement already has a separate kitchen and bathroom installed, saving you significant time and renovation costs.

Ideally situated just minutes from Stoney Trail, this home is also close to top-rated schools (CBE, Catholic, and Dr. E.P. Scarlett High School), parks, and major shopping centers â€” offering both convenience and a family-friendly lifestyle.

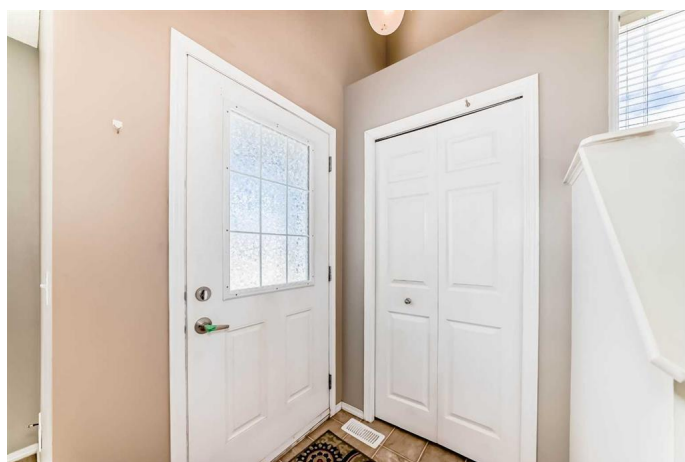
Whether you're looking to live in or invest, this property offers outstanding flexibility and long-term value. Donâ€™t miss this high-potential home in one of Calgaryâ€™s most desirable communities!

Built in 2006

## Essential Information

MLS® # A2219853

Price \$569,800



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	Parking Pad, Off Street

### 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	24
Zoning	R-G

**Listing Details**

Listing Office	Grand Realty
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