

# \$849,000 - 479 Evergreen Circle Sw, Calgary

MLS® #A2223513

**\$849,000**

6 Bedroom, 4.00 Bathroom, 2,394 sqft

Residential on 0.12 Acres

Evergreen, Calgary, Alberta

Terrific Value in Evergreen Estates! Welcome to this stunning executive 6-bedroom family home with a fully developed walk-out basement, ideally located in the highly sought-after Evergreen Estates. Offering exceptional space, smart design, and high-end finishes, this property is perfect for families seeking both comfort and functionality. Step inside to a thoughtful layout that begins with a warm and inviting front living room—perfect as a cozy sitting area or a formal dining space. Down the hall, the heart of the home unfolds into an expansive family room with a gas fireplace, seamlessly connected to a bright dining nook and a chef-inspired kitchen. The kitchen is a standout with its eat-up bar, granite countertops, stainless steel appliances, and abundant cabinetry. The main floor also features a built-in workspace—ideal for remote work or homework time—adding to the home's versatility and convenience. Upstairs, bask in the natural light of a sunny south-facing bonus room, accompanied by four generously sized bedrooms. The luxurious primary suite includes a spacious 4-piece ensuite and a massive walk-in closet that cleverly connects to the upper-level laundry room via a cheater door. A second full bathroom completes this upper level. The walk-out basement is a true highlight, offering high ceilings, a large family/rec room with a stylish bar area, and two additional bedrooms. One is oversized with a substantial walk-in closet—perfect for added storage—while the



other is bright and currently used as a home office. A modern 3-piece bathroom with a walk-in shower adds the final touch to this well-designed lower level. Enjoy plenty of storage throughout, and step outside to a fully fenced backyard featuring a dog run—ideal for pets and family fun alike. Nestled on a quiet street and within walking distance to schools, transit, and Fish Creek Park, this is a rare opportunity to own a spacious, move-in-ready home in one of Calgary’s premier neighbourhoods. A wonderful place to call home—don’t miss out!

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2223513    |
| Price          | \$849,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,394       |
| Acres          | 0.12        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 479 Evergreen Circle Sw |
| Subdivision | Evergreen               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 0H2                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings            |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas                                                                                                      |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full, Walk-Out                                                                                 |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run                                                                                         |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks, Dog Run Fenced In |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Stone, Vinyl Siding                                                                             |
| Foundation        | Poured Concrete                                                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 64             |
| Zoning         | R-G            |
| HOA Fees       | 105            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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