

# \$695,000 - 13879 Evergreen Street Sw, Calgary

MLS® #A2228349

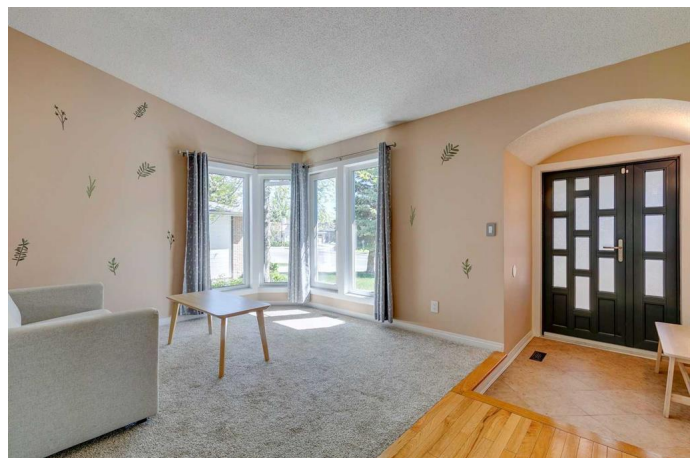
**\$695,000**

3 Bedroom, 4.00 Bathroom, 1,790 sqft

Residential on 0.13 Acres

Evergreen, Calgary, Alberta

Welcome to the upscale & family friendly Evergreen Estates! This charming 2 storey detached home not only offers 2,760+ sq ft of developed space, the details here have been carefully paired together with a focus on energy efficiency (meaning lower utility bills!); from the main floor high end European REHAU tilt-turn triple pane windows & exterior doors, to the brand new furnace & heat pump (for heating & cooling), upgraded attic insulation, water efficient toilets & fixtures, heat recovery ventilator, & solar attic ventilation, combining together to create an environment for comfortable & feel-good living. Stepping inside, you are greeted by the inviting living room that transitions seamlessly to an all important flex room (perfect for a home office, formal dining, or kidâ€™s play area) with the kitchen & nook area nicely positioned nearby. Ready for any occasion, the well equipped kitchen serves up plenty of shaker cabinets, granite countertops, built-in breakfast bar, a bright skylight, & stainless steel appliances (newer fridge, dishwasher, & hoodfan). From here, marvel at the soaring vaulted ceiling that spans this entire area & let your gaze wander to the sunken family room that features a cozy gas fireplace & space to gather - perfect for quality family time. Stepping outside, the large deck spans the width of the home with plenty of room to relax & BBQ while the fully fenced West facing backyard is ready for your other activities! Back inside, a half bath & a centrally located mudroom complete the main floor. As



the perfect retreat, the 2nd floor offers a 4-pc full bathroom, 2 well-sized bedrooms, & a generous master suite ready to pamper with a 4-pc ensuite bath (dual vanities & over-sized shower), walk-in closet, & a private balcony that overlooks the backyard. Heading downstairs, the developed basement provides further functionality & has potential to be optimized further with its extra 3-pc full bathroom, dedicated laundry room, & vast rec area (w/ wet bar) that is ready for movie time, being a gym, your other hobbies, or all of them together! Additional features include; hardwood flooring on the main level, modern scraped ceilings (upper floor), newer carpet, new electrical panel, updated electrical outlets, wired for high speed ethernet throughout, upgraded furnace filtration system (ultraviolet & MERV 16 rating), Sinope water damage protection system, new water softener & garage opener, & BBQ gas hook-up. Beyond the home, enjoy being connected to nature with Fish Creek Park being steps away while being well positioned near schools, multiple shopping centres, amenities, transit/Fish Creek-Lacombe LRT station & various green spaces/playgrounds. Quick access to Macleod Tr & Stoney Tr ensures you are always well connected. Offering great potential & value, here's your chance to get into this coveted estate location at a reasonable price â€” come view it today!

Built in 1989

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2228349  |
| Price      | \$695,000 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 1,790       |
| Acres          | 0.13        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 13879 Evergreen Street Sw |
| Subdivision | Evergreen                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 2V8                   |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, No Smoking Home, See Remarks, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                                 |
| Heating           | Forced Air, Heat Pump                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                           |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Other, Private Yard                |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                           |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | R-G            |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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