

\$869,900 - 140 Evergreen Way Sw, Calgary

MLS® #A2245813

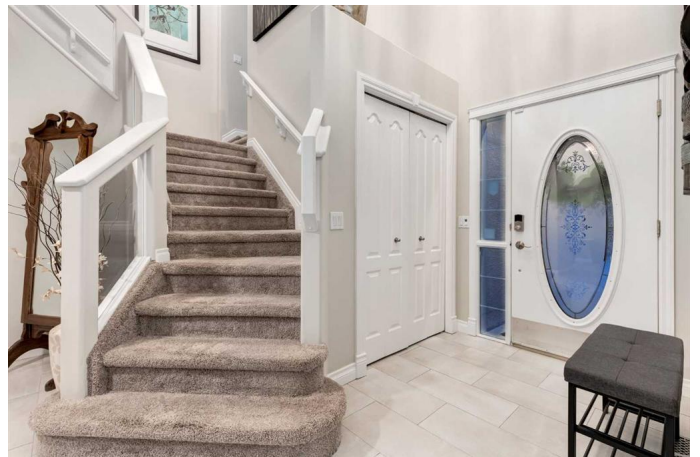
\$869,900

4 Bedroom, 4.00 Bathroom, 2,240 sqft

Residential on 0.12 Acres

NONE, Calgary, Alberta

Welcome to this IMMACULATE AIR-CONDITIONED 2-storey home in the HIGHLY-DESIRABLE community of EVERGREEN, offering 3,114.93 SQ FT of beautifully UPDATED living space with 4 BEDROOMS, 3.5 BATHROOMS, and an ATTACHED DOUBLE GARAGE on a 5,166 SQ FT LOT! This property blends COMFORT, FUNCTIONALITY, and MODERN UPGRADES while being tucked into a MATURE, FAMILY-FRIENDLY neighbourhood steps from PARKS, PATHWAYS, and SCHOOLS. You are welcomed by EXCEPTIONAL curb appeal and a CHARMING front entry. Inside, youâ€™re greeted with VAULTED CEILINGS, FRESH PAINT, HARDWOOD and LARGE WINDOWS fill the home with NATURAL LIGHT. Off the foyer, a dedicated OFFICE offers the perfect WORK-FROM-HOME space. The OPEN-CONCEPT main floor is anchored by a RE-FACED GAS FIREPLACE in the SPACIOUS living room, perfect for ENTERTAINING or relaxing. The DINING AREA will fit LOVED ONES around the table sharing meals - flowing seamlessly to the backyard through the PATIO DOOR, EXTENDING your living space outdoors. The RENOVATED KITCHEN features Floor-To-Ceiling White CABINETRY, with UNDERMOUNT LIGHTING, QUARTZ Countertops, a LARGE ISLAND with BREAKFAST BAR, TILE BACKSPLASH, and premium KITCHENAID STAINLESS-STEEL APPLIANCES, including an Electric Stove,



Refrigerator, Dishwasher and Range Hood.

This space connects to a well-designed MUDROOM/LAUNDRY area with BUILT-IN STORAGE for added functionality.

Upstairs, the VAULTED BONUS ROOM is bright and versatile - ideal for MOVIE NIGHTS, STUDYING, or FAMILY TIME. Two GENEROUS secondary bedrooms share a RENOVATED 4-PC BATHROOM. The EXPANSIVE PRIMARY RETREAT offers a HUGE WALK-IN CLOSET and a LUXURIOUS 4-PC ENSUITE with BARN DOORS, DUAL SINKS, a JETTED SOAKER TUB, and a WALK-IN SHOWER.

The FULLY FINISHED BASEMENT adds even more living space with a LARGE FAMILY ROOM, an ADDITIONAL BEDROOM, a 4-PC BATHROOM, and plenty of STORAGE.

Outside, the SOUTH-FACING BACKYARD is VERY PRIVATE, featuring MATURE TREES that fill out beautifully in the summer months for COMPLETE PRIVACY. A PATIO SPACE WITH PERGOLA complements the FULLY LANDSCAPED YARD, making it ideal for SUMMER BBQS or quiet evenings.

Notable upgrades include: ROOF REPLACED IN 2020, ALL POLY-B PLUMBING REMOVED in the past year, KITCHEN & 3 BATHROOMS RENOVATED approximately 4 years ago, and FIREPLACE RE-FACED.

This home offers unbeatable access to FISH CREEK PARK, one of the largest urban parks in North America. Just minutes from SHOPPING, TRANSIT (C-Train), RESTAURANTS, and major routes like Stoney Trail and Macleod Trail for effortless commuting. Families will love being close to PLAYGROUNDS, PATHWAYS, and many top-rated schools. This is a MOVE-IN READY HOME with SIGNIFICANT UPDATES in one of SW CALGARY'S MOST SOUGHT-AFTER NEIGHBOURHOODS - book your showing today!

Built in 1997

Essential Information

MLS® #	A2245813
Price	\$869,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,240
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	140 Evergreen Way Sw
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K8

Amenities

Amenities	Snow Removal
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected, Cable Connected
Parking Spaces	4
Parking	Double Garage Attached, Driveway, On Street
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	3
Zoning	R-G

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.