

\$799,900 - 1517 Evergreen Hill Sw, Calgary

MLS® #A2249809

\$799,900

3 Bedroom, 3.00 Bathroom, 2,536 sqft

Residential on 0.15 Acres

Evergreen, Calgary, Alberta

Nestled on a generous corner lot in the heart of Evergreen Estates, this warm and welcoming home offers the perfect blend of classic character, spacious design, and modern potential. With its stately brick exterior, mature trees, and professional landscaping, the curb appeal alone sets the tone for a truly special property on a quiet, tree lined street. Step inside to a grand foyer with soaring vaulted ceilings and a skylight that bathes the space in natural light. Just off the entrance, a dedicated home office with custom built-ins makes remote work a breeze. The sunken living room invites family gatherings or quiet evenings, framed by large windows and a cozy reading nook that feels like a retreat from busy life. The formal dining room connects seamlessly to a thoughtfully updated kitchen featuring sleek quartz countertops, an induction cooktop, wall oven, built-in microwave, an abundance of cabinet space, and pantry. Adjacent, a sunny breakfast nook opens onto a large, low-maintenance composite deck that's perfect for morning coffees, weekend BBQs, or simply enjoying the peaceful and lush backyard. The family room offers additional space to relax or entertain, with custom built-ins, a brick gas fireplace, and a built-in corner bar to toast life's milestones. A functional mudroom with laundry provides everyday convenience and leads to the attached double garage. Upstairs, the primary bedroom offers a peaceful sanctuary, complete with a spacious



walk-in closet and a 5pc ensuite featuring a corner soaker tub and glass enclosed shower. Two additional generously sized bedrooms with a shared 5pc ensuite complete the upper level, making it an ideal setup for growing families. The full basement is framed and insulated and a dream for renovators or DIY enthusiasts looking to design a personalized space with room for a fourth bedroom, home gym, recreation area, or workshop. Located in a sought after estate community, this home is surrounded by parks, walking paths, playgrounds, and top rated schools. With quick access to the LRT, Stoney Trail, and Fish Creek Park just minutes away, youâ€™re truly connected to both city life and natural beauty. Whether you're looking to settle into a family friendly neighbourhood or seeking a home with space to grow and make your own, this is a must-see opportunity in Evergreen Estates.

Built in 1990

Essential Information

MLS® #	A2249809
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,536
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1517 Evergreen Hill Sw
Subdivision	Evergreen

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2V8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Garden, Irregular Lot, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	1
Zoning	R-G

Listing Details

Listing Office	RE/MAX House of Real Estate
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