

# \$759,000 - 196 Everwoods Green Sw, Calgary

MLS® #A2250726

## \$759,000

5 Bedroom, 4.00 Bathroom, 2,255 sqft  
Residential on 0.09 Acres

Evergreen, Calgary, Alberta

OPEN HOUSE SUNDAY AUG24TH FROM 2 TO 4. Beautiful Home in Evergreen | Facing a Park | 5 Bedrooms + Bonus Room | 9 ft Ceilings | Finished Basement

Welcome to this beautifully maintained and thoughtfully updated home in the heart of Evergreen, located directly across from a peaceful green space with a children's play area. This family-friendly location is just a short walk to Fish Creek Park, top-rated schools, and offers quick access to Stoney Trail—far enough to avoid noise, but close enough for ultimate convenience.

### Main Floor Highlights:

9 ft ceilings for an airy, spacious feel

Updated kitchen featuring white cabinets, quartz countertops, white tile backsplash, and a large walk-in pantry

Open-concept living and dining space, plus a separate front seating area with a stunning double-sided fireplace

New modern light fixtures and fresh paint throughout

Main floor laundry for convenience

Elegant rounded corners and built-in wall features for added character

### Upper Floor:

Three generous bedrooms, each with walk-in closets

Spacious primary suite with large ensuite featuring a soaker tub and freestanding shower

Second full bathroom upstairs

Bright and versatile bonus room with views of



the green space  
Quality carpet (installed just 4 years ago) in excellent condition  
Built-in bookshelf adds charm and storage  
Finished Basement:  
9 ft ceilings and large windows for a bright and open feel  
Two spacious bedrooms with closets  
Large open living space and full bathroom  
Potential for legal suite conversion with space for a kitchen  
New furnace and humidifier installed in Dec 2023 (valued at \$8,000)  
Exterior & Additional Features:  
Oversized attached garage â€” fully finished and painted  
Low-maintenance composite deck with sleek aluminum railings  
Roof replaced in 2021 with durable asphalt shingles  
Security system installed  
Central vacuum system roughed-in  
Two bus stops (Routes 11 & 12) within a 2-minute walk  
Close to Costco, LRT stations, and major routes for easy commuting  
This home is truly move-in ready, offering space, comfort, and thoughtful upgrades throughout. A perfect match for growing families, multi-generational living, or investors looking for suite potential.

Built in 2005

### **Essential Information**

MLS® #	A2250726
Price	\$759,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,255

Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	196 Everwoods Green Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0B7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Double Sided
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Playground
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 22nd, 2025  
Days on Market                1  
Zoning                              R-G

**Listing Details**

Listing Office                    RE/MAX House of Real Estate

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