

\$799,900 - 74 Evergreen Bay Sw, Calgary

MLS® #A2261025

\$799,900

3 Bedroom, 3.00 Bathroom, 1,564 sqft

Residential on 0.12 Acres

Evergreen, Calgary, Alberta

Excellent opportunity in this highly sought-after fee-simple detached bungalow villa complex in Evergreen Estates. \$164/month includes snow removal and landscaping, allowing you to enjoy a carefree lifestyle in a detached bungalow. Nicely upgraded and maintained home features soaring vaulted ceilings, rich 3/4" white oak hardwood floors, a newer kitchen with full-height cabinets, quartz countertops, stainless steel appliances and tile backsplash. Large primary bedroom with a lavish renovated ensuite and main floor bath with an oversized 10mil glass shower, granite vanities, tile floors, undermount sinks, and upgraded faucets. Full basement development offers a third bedroom, a huge family room with a fireplace, a cozy wet bar, a full bath, a craft room/second office, and a workshop. New furnace and hot water tank, new water softener, rebuilt composite rear deck, triple pane windows with metal clad exterior frames, new gutters, newer garage door and opener, some upgraded blinds, new front and rear doors and more. This property has been professionally maintained, and mechanical components have been serviced regularly since the owners purchased the home. Walk to Fish Creek Park in seconds from this home or enjoy the amazing network of community pathways. Great access to the ring road, shopping and schools. Evergreen Estates is a truly "Estate" home community with only single-family homes, large lots, very low density and mature trees throughout the



community. The sellers have only occupied the home for seven months a year since they have owned it.

Built in 1994

Essential Information

MLS® #	A2261025
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,564
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	74 Evergreen Bay Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y3E9

Amenities

Amenities	Other, Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s),

	Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Street Lighting, Underground Sprinklers, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Zoning	R-G
HOA Fees	164
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Realty Professionals
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