

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

MLS® #A2228349

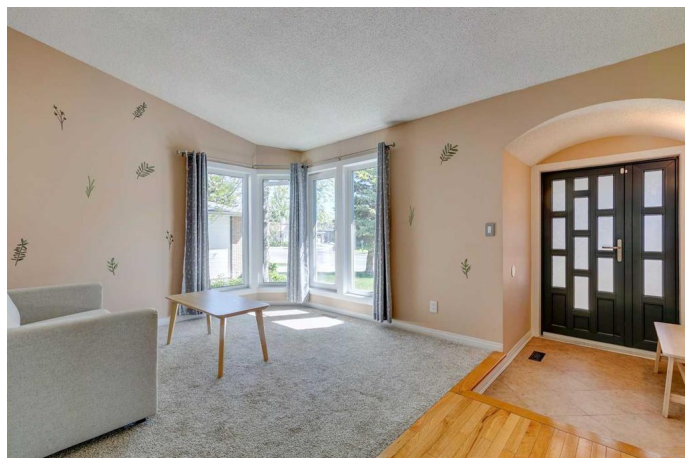
\$695,000

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	15
Zoning	R-G

Listing Details

Listing Office	RE/MAX iRealty Innovations
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