

# \$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	18
Zoning	R-G

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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