

# \$775,000 - 14319 Evergreen Street Sw, Calgary

MLS® #A2210492

**\$775,000**

3 Bedroom, 3.00 Bathroom, 1,520 sqft  
Residential on 0.12 Acres

Evergreen, Calgary, Alberta

**\*\* OPEN HOUSE - Sunday, April 13, 2025 - 2:00 -4:00 pm\*\*** Nestled in a quiet, family-friendly neighborhood, this beautifully designed BUNGALOW in Evergreen offers the perfect blend of comfort, style, and convenience.

Featuring 3 spacious bedrooms and 2.5 well-appointed bathrooms, this home is ideal for families, empty nesters, or semi-retired individuals seeking a low-maintenance lifestyle without compromising on space or comfort. Soaring vaulted ceilings elevate the open-concept living areas, while expansive windows fill the home with natural light, creating a warm and inviting ambiance.

The living room flows seamlessly into the formal dining area—perfect for entertaining—while a cozy breakfast nook provides a relaxed space to start your day. Set beside large windows, the nook features a round table and comfy seating—ideal for sipping morning coffee or enjoying a quiet meal. Wood accents, a tiled fireplace, and natural elements throughout the home create a welcoming atmosphere that feels instantly like home.

Stay cool and comfortable year-round with a **CENTRAL A/C SYSTEM**, adding extra value and peace of mind.

Step outside to a beautifully landscaped



backyardâ€”an ideal retreat for outdoor gatherings, gardening, or simply unwinding. The kitchen overlooks this peaceful setting and connects to a charming family room with built-in shelves, creating the perfect space to relax with loved ones.

The main floor also features a generous primary bedroom with a walk-in closet and a 4-piece ensuite, including a soaking tub and separate walk-in showerâ€”ideal for those looking for the ease of main-floor living.

Downstairs, the partially finished basement extends your living space with two additional bedrooms, a full bathroom, a large rec or family room, and ample potential for future development.

Additional highlights include a DOUBLE-ATTACHED GARAGE for secure parking and extra storage, plus an unbeatable locationâ€”just steps from Fish Creek Provincial Park and the C-Train station, with nearby schools, shopping, and dining.

Whether you're raising a family or ready to downsize in comfort, this Evergreen bungalow delivers timeless charm, thoughtful design, and everyday ease. Schedule your private showing today!

Built in 1993

### **Essential Information**

MLS® #	A2210492
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,520

Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	14319 Evergreen Street Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3B1

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Multiple Driveways
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Electric Range
Heating	Fireplace(s), Forced Air, Natural Gas, Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Glass Doors
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony, Garden
Lot Description	Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 10th, 2025

Days on Market       2

Zoning                 R-G

### **Listing Details**

Listing Office         Real Broker

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