

\$875,000 - 18 Evergreen Avenue Sw, Calgary

MLS® #A2199283

\$875,000

4 Bedroom, 4.00 Bathroom, 2,210 sqft
Residential on 0.11 Acres

Evergreen, Calgary, Alberta

ILLEGAL SUITE + SEPARATE ENTRANCE |
DOUBLE ATTACHED GARAGE | 4 BED + 2
DEN + BONUS ROOM | 3.5 BATH | 3,000+
SQ FT | NEW FURNACE + NEW AC + NEW
BATHROOM VENTS | All in
â€œEVERGREEN ESTATESâ€• - a
prestigious, family-friendly community in
southwest Calgary, known for its upscale
homes, mature trees, and quiet streets.
Nestled next to Fish Creek Provincial Park,
residents enjoy unparalleled access to scenic
walking trails, green spaces, and outdoor
recreation. Walking distance to top-rated
schools and just a short drive to excellent
amenities like Buffalo Run and Shawnessy
Shopping District, this neighborhood combines
convenience and luxury. With easy access to
Stoney Trail, Macleod Trail, and the Fish
Creek LRT, commuting is effortless, making
Evergreen Estates the perfect place to call
home.

Step inside to a bright and airy main floor with
a perfect blend of modern design and
functionality. A mix of gleaming tile and
hardwood flooring extends throughout the
main level, while hardwood continues up the
staircase and throughout the upper floor,
adding elegance and warmth. Off the foyer,
a spacious den provides the ideal space for a
home office, playroom, or additional living
area. The well-designed kitchen features
stainless steel appliances, a central island, a
large pantry, and ample counter space, all
complemented by custom blinds and draperies



that frame the large windows, filling the space with natural light. The living room is centered around a beautiful gas fireplace, creating a cozy yet sophisticated setting, while the dining area comfortably accommodates large groups, making both spaces ideal for entertaining. A convenient laundry and mudroom, along with a two-piece bathroom, complete the main level. Upstairs, a large bonus room with a built-in entertainment system offers additional space to unwind. The luxurious primary retreat boasts a massive walk-in closet with custom built-ins and a spa-like five-piece ensuite. Two additional bedrooms, each featuring built-in shelving in the closets, and a full bathroom complete the upper floor.

Making our way to the fully finished basement, a separate entrance leads to a flexible living space. Two additional rooms, one of which includes a den with brand-new carpet, provide plenty of options for guests or a home office. The lower level also includes a spacious recreation room, a kitchenette, a full bathroom, and a second laundry area, adding further convenience and potential.

Outside, enjoy the inviting south-facing front veranda, a perfect spot for morning coffee, along with a spacious rear deck complete with a gas line for barbecues. The underground sprinkler system makes lawn maintenance effortless.

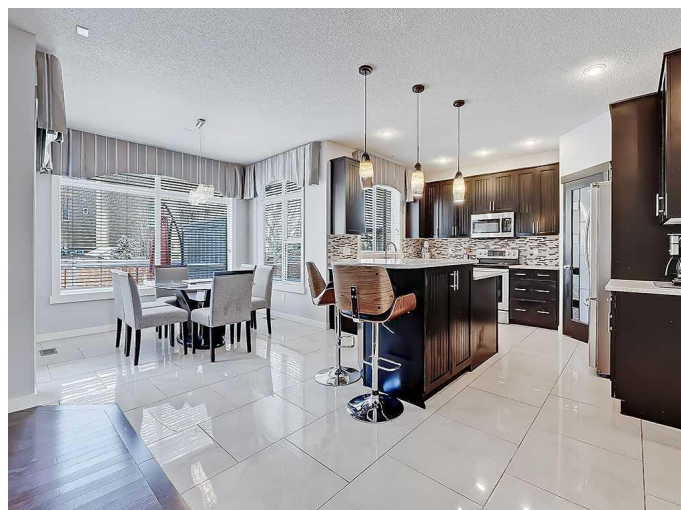
Inquire for more details on additional items included in the sale, such as select furniture and home decor! This home offers the perfect combination of comfort, style, and functionality. Do not miss your chance to own in this exceptional community!

Built in 2006

Essential Information

MLS® #	A2199283
Price	\$875,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,210
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



Community Information

Address	18 Evergreen Avenue Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0B9

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s), Chandelier, French Door, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes

Basement Finished, Full, Exterior Entry

Exterior

Exterior Features BBQ gas line, Dog Run

Lot Description Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Dog Run Fenced In, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2025

Days on Market 19

Zoning R-G

HOA Fees 105

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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