

# \$1,100,000 - 19 Evergreen Avenue Sw, Calgary

MLS® #A2216535

**\$1,100,000**

4 Bedroom, 4.00 Bathroom, 2,812 sqft

Residential on 0.12 Acres

Evergreen, Calgary, Alberta

Welcome to your forever home in Evergreen Estates—a beautifully maintained and extensively updated 2-storey retreat, tucked into one of Calgary’s most desirable southwest communities. With incredible curb appeal, a charming front porch, and thoughtful upgrades throughout, this home blends timeless style with modern convenience. Step inside to a spacious and sunlit layout where hardwood and tile flooring flow seamlessly across the main level. The elegant front office provides the perfect workspace, while the formal dining room is ideal for hosting family dinners and special celebrations. The bright living room invites you to unwind beside the cozy fireplace and large windows that overlook the stunning backyard. At the heart of the home is a beautifully renovated kitchen, featuring sleek stainless steel appliances, a central island with ample prep space, modern cabinetry, a walk-in pantry, and a sunny breakfast nook. Double garden doors open to your private backyard oasis—an entertainer’s dream. Professionally landscaped in 2013, the yard boasts a large deck with a custom pergola, multiple seating zones, built-in planters, and lush greenery that offers privacy and serenity. The laundry room is conveniently located on the main level, making daily routines a breeze. Upstairs, you’re greeted by a large bonus room bathed in natural light, three generous bedrooms including a tranquil primary suite with a walk-in closet and a spa-inspired



ensuite with a double vanity, glass shower, and deep soaking tub. A versatile additional room makes the perfect office, nursery, or fourth bedroom and a full bathroom is also found on this level to serve the other bedrooms. The fully developed basementâ€”completed in 2019â€”adds even more value, offering a second fireplace in a spacious recreation area, a stylish full bathroom, and a fourth (or fifth) bedroom for guests or extended family. Major updates include the roof (2022), countertops and ensuite (2022), Air conditioner, in-ground irrigation and modern finishes throughout. Located a short walk to Fish Creek Park, minutes to playgrounds, walking paths, schools, and all amenities, this Evergreen gem is move-in ready and sure to impress. Donâ€™t miss your chance to see it today!

Built in 2006

**Essential Information**

MLS® #	A2216535
Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,812
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	19 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
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

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