

# \$799,000 - 203 Evergreen Heights Sw, Calgary

MLS® #A2220700

**\$799,000**

4 Bedroom, 4.00 Bathroom, 1,984 sqft

Residential on 0.11 Acres

Evergreen, Calgary, Alberta

Welcome to 203 Evergreen Heights SW  
â€“ESTATE LIVING on a Quiet Cul-de-Sac  
Located in prestigious Evergreen Estates, this beautifully maintained estate home offers over 2,900 sq. ft. of professionally finished living space, including 3+1 bedrooms and 3.5 bathroomsâ€”all just steps from Fish Creek Park.

The spacious main floor is perfect for entertaining, with soaring ceilings, generous living and dining areas, and a well-appointed kitchen that flows seamlessly into a cozy family room and bright breakfast nook. Downstairs, the professionally finished basement adds flexibility with a large rec room, guest bedroom, and full bathâ€”ideal for hosting visitors, setting up a home gym, or giving teenagers their own space. Outside, the fully landscaped yard is a private retreat, surrounded by mature trees, and features a stunning stamped concrete patioâ€”perfect for summer evenings and outdoor entertaining.

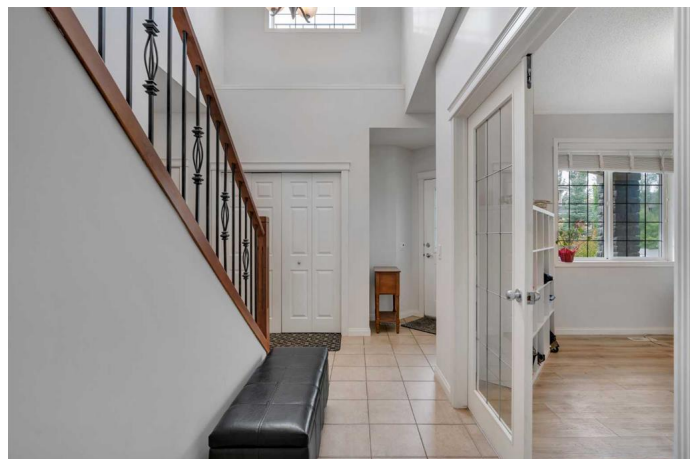
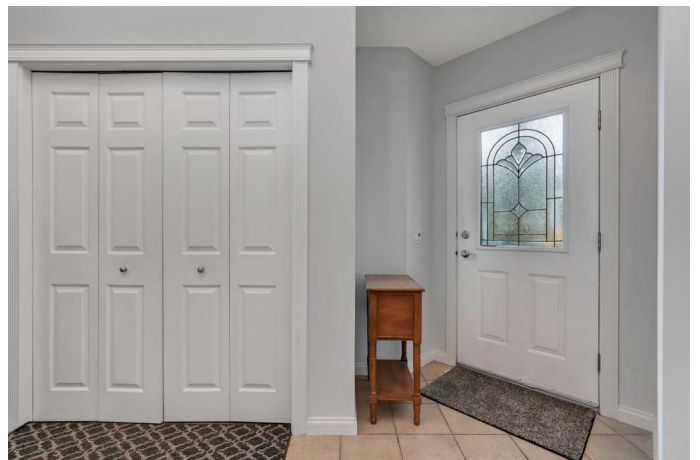
Additional highlights include:

Roof shingles replaced in February

Quiet, family-friendly cul-de-sac location

Walkable access to schools, shopping, public transit, and the natural beauty of Fish Creek Park

This is your chance to own a spacious, move-in-ready estate home in one of Calgaryâ€™s most sought-after neighborhoods. Book your private showing today!



Built in 2001

## Essential Information

MLS® #	A2220700
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,984
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	203 Evergreen Heights Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3Y8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

## Interior

Interior Features	Breakfast Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven, Gas Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Great Room, Mantle, Recreation Room, Stone, Free Standing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.