

# \$899,800 - 50 Evergreen Park Sw, Calgary

MLS® #A2209445

**\$899,800**

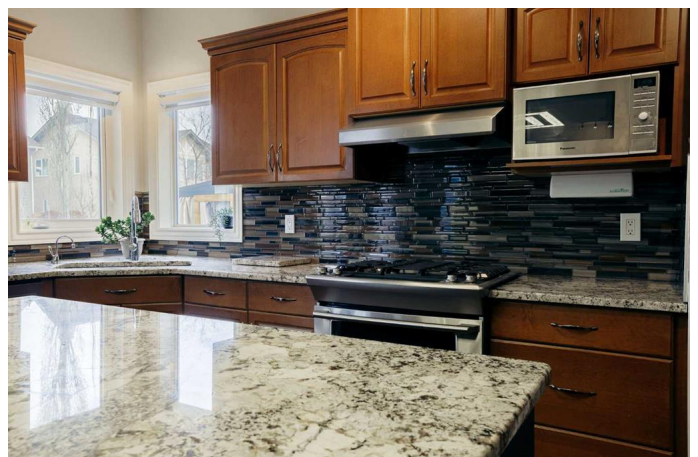
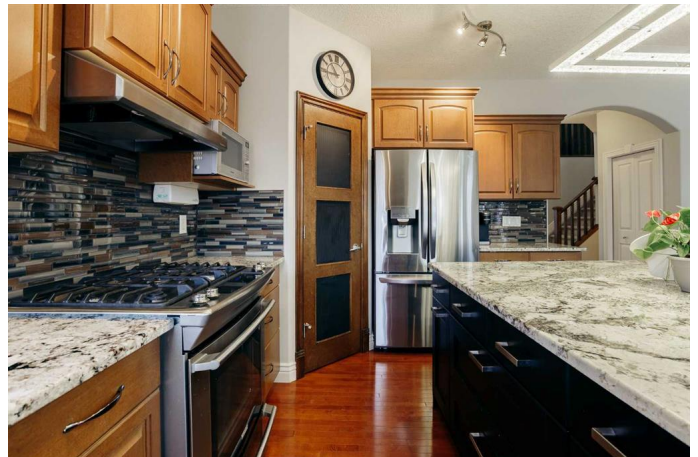
3 Bedroom, 4.00 Bathroom, 2,369 sqft  
Residential on 0.13 Acres

Evergreen, Calgary, Alberta

A Rare Opportunity in the Estates - this immaculate, move-in-ready gem offers exceptional living in a quiet, family-friendly neighborhood near schools, playgrounds, and Fish Creek Park. Perfectly placed on a serene street with a sunny south-facing backyard, enjoy a multi-level deck with privacy screening—ideal for entertaining or just relaxing. The bright, open-concept main floor boasts a modern kitchen with newer appliances, a large island, and seamless indoor-outdoor flow. A fireplace warms the great room, and a spacious den is perfect for working from home. Upstairs, a generous bonus room suits a home theatre, gym, or both! The luxurious master suite features a walk-in closet and spa-like ensuite with soaker tub and steam shower. Two more spacious bedrooms offer ample storage. The partially finished basement has all the big upgrades done, letting you personalize the rest. Additional features include A/C, in-ceiling speakers, custom window coverings, updated lighting, a renovated laundry room, and a finished garage with storage. Fresh landscaping, a storage shed, and enhanced decking complete this dream home. With room to garden, play and relax, plus a strong sense of community and nearby wildlife, this is the lifestyle you™ve been waiting for!

Built in 2005

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2209445    |
| Price          | \$899,800   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,369       |
| Acres          | 0.13        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 50 Evergreen Park Sw |
| Subdivision | Evergreen            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 5H9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows, Natural Woodwork, Steam Room |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Instant Hot Water, Water Purifier                                                                                        |
| Heating           | Forced Air                                                                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                                                           |

|                 |                                      |
|-----------------|--------------------------------------|
| # of Fireplaces | 1                                    |
| Fireplaces      | Gas, Great Room, Factory Built, Tile |
| Has Basement    | Yes                                  |
| Basement        | Full, Partially Finished             |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden                                                    |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Stone, Stucco, Wood Frame                                               |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 20               |
| Zoning         | R-G              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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