

\$799,900 - 117 Evergreen Place Sw, Calgary

MLS® #A2106089

\$799,900

4 Bedroom, 3.00 Bathroom, 2,714 sqft

Residential on 0.17 Acres

Evergreen, Calgary, Alberta

Welcome to 117 Evergreen Pl SW, a magnificent home in a quiet cul-de-sac. This residence boasts over 2700 square feet of living space, and that is only above grade. With 4 bedrooms (up) and 2 and a half baths, it is perfect for a family seeking a forever home.

As you enter the home through the front door, you are greeted by a large boot room with a closet. Beyond that is a spacious foyer with a vaulted ceiling and a huge skylight letting in lots of natural light. The family room, featuring a large southwest-facing front window, is shared with the formal dining area. The practical kitchen is equipped with an updated dishwasher and ample island space. Rounding out the main floor is a perfectly sized home office.

The upper level of the home accommodates 4 large bedrooms, including the pride of the home, the master retreat. The master bedroom includes a fireplace, a large jetted tub, dual vanity, a walk-in closet, a stand-up shower, and a beautiful built-in. Also on the upper level is the primary bathroom and, conveniently situated behind that is the laundry room.

The unfinished basement is an open canvas for you to add to the home, with an already updated electrical panel. The roof was updated in 2014. The massive 7600 sq. ft. pie lot is within close proximity to green space



leading directly to Fish Creek Provincial Park. The home is surrounded by great schools, including Evergreen School (K-6 CBE), Dr. Freda Miller (K-5 CBE), Our Lady Of The Evergreens (K-6 Catholic), Marshall Springs School (6-9 CBE), and Our Lady Of Peace (up to grade 9). Call your favourite realtor to book a showing today.

Built in 1997

Essential Information

MLS® #	A2106089
Price	\$799,900
Sold Price	\$780,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,714
Acres	0.17
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	117 Evergreen Place Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Central Vacuum, Separate Entrance, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Lawn, Pie Shaped Lot
Roof	Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2024
Date Sold	March 1st, 2024
Days on Market	22
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Mission Real Estate
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