

# \$779,000 - 13855 Evergreen Street Sw, Calgary

MLS® #A2107642

**\$779,000**

4 Bedroom, 4.00 Bathroom, 2,474 sqft

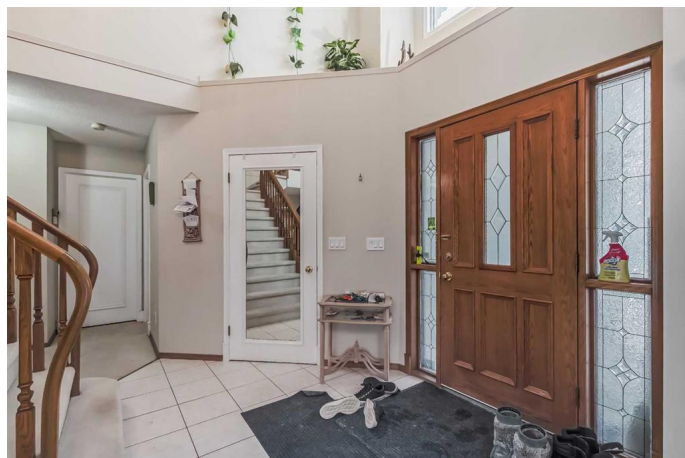
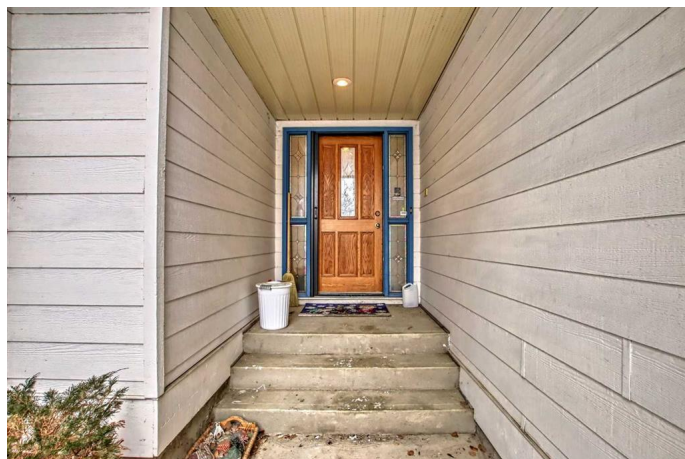
Residential on 0.13 Acres

Evergreen, Calgary, Alberta

Welcome to the beautiful area of Evergreen Estates! This 2474 sq ft home offers an amazing opportunity to personalize this open and unique plan. The executive residence is perfectly positioned just steps away from the serene offerings of Fish Creek Park, offering both simplicity and convenience in one package. Offering so much potential - the key features of this home are on display as you walk into the double vaulted ceilings, and soaring stairwell leading upstairs. This home offers 1515 sq ft on the main floor - a Den that can be used as a bedroom or an office and not one but two living areas and two dining areas. The spacious living of this home offers ample room for your family to grow and flourish. Recent upgrades help to start you off and enjoy peace of mind are a brand-new roof, many of the windows replaced to be energy energy-efficient, modern hot water tanks, and a deck in 2021, all designed to enhance your living experience.

The west-facing backyard is both spacious and private, providing an ideal setting for relaxation and entertainment. Whether you're basking in the afternoon sun or hosting a weekend barbecue, this outdoor space hold the potential for an outdoor oasis.

Most important to this area is the convenient location: with easy access to Stoney Trail and the C Train, your commute has never been easier. Plus, all the shopping and amenities Shawnessy has to offer are just a short drive away, ensuring everything you need is within



reach. Situated mere steps from the park, this home encourages an active and outdoor lifestyle, perfect for morning jogs, evening walks, or playful weekends with the family. This home is more than just a place to live; it's a lifestyle choice waiting for those seeking to personalize a home and make the perfect blend of luxury, convenience, and comfort. Don't miss out on the opportunity to own this home in a prime location. Schedule your viewing today and take the first step towards the life you've always dreamed of.

Built in 1989

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2107642    |
| Price          | \$779,000   |
| Sold Price     | \$770,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,474       |
| Acres          | 0.13        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 13855 Evergreen Street Sw |
| Subdivision | Evergreen                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 2V8                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)               |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                           |
| Cooling           | None                                                                                                                 |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                    |
| Fireplaces        | Gas                                                                                                                  |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full                                                                                                       |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Back Yard, Landscaped, Treed |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame, Wood Siding      |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 23rd, 2024 |
| Date Sold      | March 20th, 2024    |
| Days on Market | 26                  |
| Zoning         | R-1                 |
| HOA Fees       | 0.00                |

## Listing Details

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

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