

\$838,800 - 58 Evergreen Landing Sw, Calgary

MLS® #A2145375

\$838,800

1 Bedroom, 3.00 Bathroom, 1,867 sqft

Residential on 0.12 Acres

Evergreen, Calgary, Alberta

View this incredible walk-out bungalow with a loft, nestled on a pie-shaped lot, tucked away in a serene cul-de-sac in the heart of Evergreen. There is an ELEVATOR in this home, which is truly extraordinary and almost unheard of! How amazing is that? As you step inside, you will be greeted by 9-foot ceilings on the main floor, a welcoming foyer and elegant hardwood floors that extend throughout most of the living area except for ceramic tiles in the kitchen. Large windows allow plenty of natural light, and for added comfort, there is central air conditioning. The spacious family room, dining area, and modern kitchen seamlessly connect, creating an open and inviting atmosphere at the back of the home. You will be amazed by the gourmet kitchen, featuring beautiful cabinets, gorgeous granite countertops, a neutral backsplash, stainless steel under-mount double sink, S/S appliances including induction range, French door refrigerator with water and ice maker, built-in dishwasher, microwave and vacuflo central vacuum. The spacious living area, ideal for hosting unforgettable gatherings, showcases a granite fireplace and a modern mantle. Step out onto the balcony with BBQ hook-up and enjoy the tranquil surroundings, with views of the walking paths accessible directly from the backyard. The primary bedroom includes a spa-like ensuite with a soaking tub and separate shower. Experience the convenience of custom closet organizers in the walk-in closet. A combination half bath and



laundry room complete this floor. This one-of-a-kind bungalow features a charming loft area. This versatile space can be used as a bonus room or easily converted into an extra bedroom, providing flexibility and functionality for any homeowner. On this level, there is also a three-piece bathroom and a closet. The walk-out level has in-floor-heat and a spacious family room with a gas fireplace that opens up to the covered patio. Additionally, there is an office, two bedrooms, and a four-piece bathroom. The attached garage is a spacious double and maintaining the outdoor lawn, shrubs, and trees will be effortless with the underground sprinkler system. Discover this amazing property. Book your viewing today!

Built in 1999

Essential Information

MLS® #	A2145375
Price	\$838,800
Sold Price	\$895,000
Bedrooms	1
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,867
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	58 Evergreen Landing Sw
Subdivision	Evergreen

City
County
Province
Postal Code

Calgary
Calgary
Alberta
T2Y 3J8

Amenities

Parking Spaces
Parking

4
Double Garage Attached

Interior

Interior Features
Appliances
Heating
Cooling
Fireplace
of Fireplaces
Fireplaces
Has Basement
Basement

Breakfast Bar, Ceiling Fan(s)
Granite Counters, Kitchen Isl
Dishwasher, Freezer, Garage
Microwave, Refrigerator, Was
Forced Air
Central Air
Yes
2
Gas
Yes
Finished, Full

Exterior

Exterior Features
Lot Description
Roof
Construction
Foundation

Balcony, BBQ gas line
Pie Shaped Lot
Cedar Shake
Brick, Silent Floor Joists, Stucco
Poured Concrete

Additional Information

Date Listed
Date Sold
Zoning
HOA Fees

July 7th, 2024
July 7th, 2024
R-1
0.00

Listing Details

Listing Office

Realty 2000 Inc.

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58 EVERGREEN LANDING SW
RECA MEASUREMENT STANDARD - CALGARY, AB
MAIN LEVEL (AG) - 1509.28 Sq Ft / 140.21 m²
UPPER LEVEL (AG) - 357.78 Sq Ft / 33.23 m²
TOTAL ABOVE GRADE RMS SIZE - 1867.06 Sq Ft / 173.44 m²



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