

# \$765,000 - 71 Evergreen Grove Sw, Calgary

MLS® #A2168157

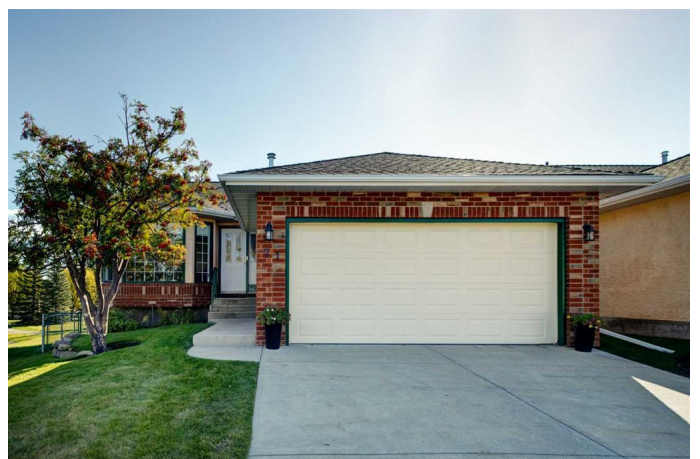
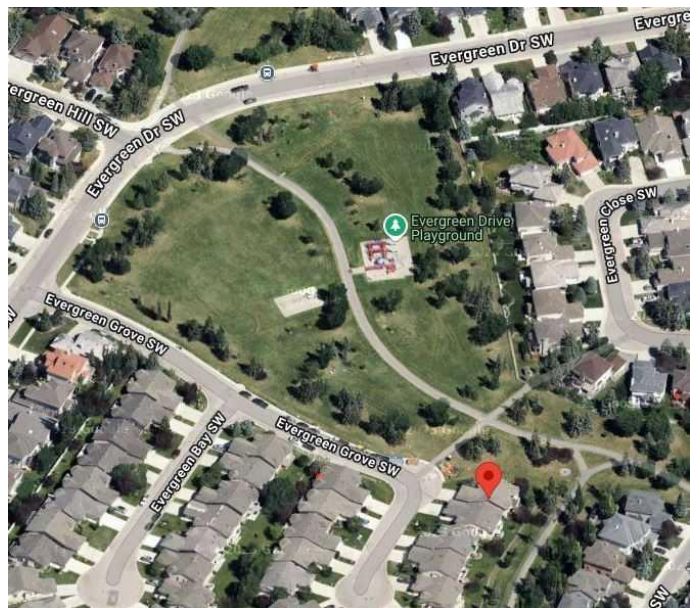
**\$765,000**

2 Bedroom, 3.00 Bathroom, 1,526 sqft  
Residential on 0.13 Acres

Evergreen, Calgary, Alberta

Open House Saturday Oct. 5th 2-4 P.M.

Wow! Enjoy the Villa lifestyle in a detached home on a quiet cul de sac, surrounded by park and greenspace and only a 5-minute, park pathway walk to Fish Creek Provincial Park. You will enjoy the peaceful park views from every room and the ultra private indoor and outdoor living areas. 1525 sq.ft. of open, sunny, vaulted ceiling living space on the main plus 1415 sq.ft. in a bright walkout lower level with 9'™ ceilings. Note the large room sizes - 21'™ x 13'™ living room, 18'™ x 18'™ dining room, 11'™ x 10'™ breakfast nook, 24'™ x 12.5'™ primary bedroom, 14'™ x 12'™ ensuite, 30'™ x 25'™ walkout level rec room plus the bright bay window den 13'™ x 10.5'™, overlooking the adjacent park. An impressive yet functional home with 2 bedrooms, den, 2.5 baths, 2 gas fireplaces, built-ins, main floor laundry, central vacuum system, and large lower-level storage/workshop areas. Some of the recent updates - HE Lennox Furnace 2022, 50 year shingles -2016, all new 15'™ x 12'™ composite deck (including joists & pillars), quartz kitchen counters, metal clad windows, Hunter Douglas blinds, and freshly painted main level. An easy care lifestyle with lower costs than a condo - Evergreen Villas Home Owner's Association provides lawn maintenance, irrigation and snow removal for \$162/month. A great home in an amazing location! Click on 3D tour for interactive 3D floorplan.



Built in 1997

## Essential Information

MLS® #	A2168157
Price	\$765,000
Sold Price	\$765,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,526
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Villa
Status	Sold

## Community Information

Address	71 Evergreen Grove Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y3E9

## Amenities

Amenities	Snow Removal, Other
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	High Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Living Room, Mantle, Three-Sided, Basement
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot, Private, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 9th, 2024
Days on Market	6
Zoning	R-G
HOA Fees	162.00
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX House of Real Estate
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