

# \$937,900 - 90 Evergreen Common Sw, Calgary

MLS® #A2230209

**\$937,900**

4 Bedroom, 4.00 Bathroom, 2,258 sqft  
Residential on 0.12 Acres

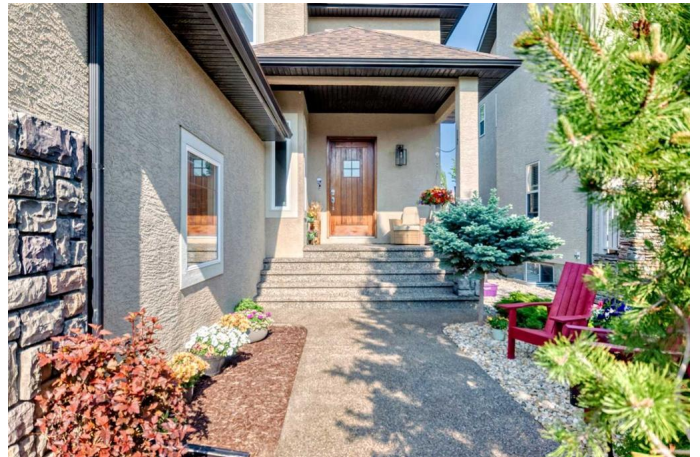
Evergreen, Calgary, Alberta

Click brochure link for more details. The home is located in Evergreen Estates and is of a quality that is rare in today's market. It's a custom built home by California Homes and was built in 2004. There is a total of 2258 square feet above grade and 1018 square feet of finished area in the basement. Only steps to schools, walkways and Fish Creek Park and a short drive to the LRT station. It has many upgrades, built-ins and features, including oversized hallways, central air conditioning, a very spacious finished garage, slate and hardwood flooring, and a custom designed ceiling in formal dining room.

The main floor has 9 foot ceilings, a luxury kitchen with an oversized island, extra height cabinets, stainless steel upgraded appliances, a large dining area that can easily seat 8. The walk-in pantry has an additional fridge. There is also a formal dining room. The living room features a stone-faced fireplace and built-in cabinets. There are 4 closets on the main level, a 2 piece bathroom, and a laundry room with a sink and built-in cabinets.

The upstairs features a large master bedroom with a double door entrance, walk-in closet and a luxurious ensuite bathroom. The other 2 bedrooms are above average in size and have walk-in closets. The main bathroom is generously sized.

The professionally developed basement, also



built by California Homes, is of the same high quality standards as the rest of the house and has 9 foot ceilings. There is a large 4th bedroom with a walk-in closet. The basement also has a 3 piece bathroom with an oversized walk-in shower. The family room includes a games area, an office area, a second fireplace and a wet bar. The basement windows provide lots of natural light.

The finished garage, with 10'x5' ceilings, is a major feature of this house. One side is 33 feet long and can easily accommodate a large pick-up truck and a workshop/storage area. The other side is over 20 feet long and can accommodate a full size sedan or SUV.

The yard has been professionally landscaped. The backyard has a concrete patio, maintenance free decking and extensive built-in planters. The front yard has an exposed aggregate driveway, walkway and oversized front step. There is also a seating area and a sandstone rock boundary.

The house has been well maintained. The numerous renovations that have been done to the house in the past 5 years and are as follows:

- The roofing has been redone
- A new high efficiency furnace was installed this year
- The existing driveway has been replaced
- The patio area has been renovated
- All carpeting was replaced
- Hardwood flooring was added upstairs
- Interior of the house has been repainted
- Added Quartz counter tops everywhere (Except In the Laundry Rm)
- All sinks were replaced (Except in the Laundry Room)
- All toilets and faucets were replaced

- All kitchen appliances have been replaced
  - Tile flooring was added to the basement
- BR and hallway
- Most light fixtures

Built in 2004

### Essential Information

MLS® #	A2230209
Price	\$937,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,258
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	90 Evergreen Common Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4N7

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Vinyl
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	Windows, Walk-In Closet(s), Wet Bar, Built-in Features, Smart Home, Skylight(s)
Appliances	Bar Fridge, Dishwasher, Double Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	110
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Honestdoor Inc.
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