

# \$700,000 - 14319 Evergreen Street Sw, Calgary

MLS® #A2258054

**\$700,000**

3 Bedroom, 3.00 Bathroom, 1,513 sqft  
Residential on 0.12 Acres

Evergreen, Calgary, Alberta

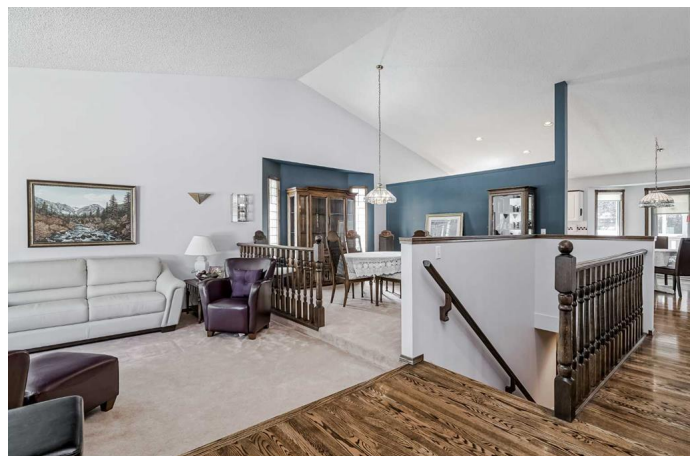
OPEN HOUSE SUNDAY Oct 5 (2:00-4:00pm).

Ideally situated in the highly desirable community of Evergreen. This sophisticated residence offers unparalleled convenience, located just steps from the serene Fish Creek Provincial Park, a nearby playground, excellent schools, and the C-Train station.

Designed for effortless single-level living, the home immediately impresses with a welcoming living room featuring soaring vaulted ceilings that create a grand, airy ambiance. Abundant natural light streams through large windows, highlighting the rich hardwood flooring that flows throughout the main living areas.

At the heart of this home is a tastefully appointed kitchen, showcasing sleek white cabinetry that exudes a fresh and inviting atmosphere. Whether enjoying a casual breakfast in the cozy nook or hosting elegant dinners in the dedicated dining area, this space effortlessly caters to diverse lifestyles. The kitchen thoughtfully overlooks the tranquil backyard, providing a peaceful view while you prepare meals. Adjacent, a charming family room offers a warm gathering space, complete with a cozy fireplace and built-in shelves “perfect for intimate moments or displaying cherished items.

The main floor is further enhanced by a spacious primary bedroom, designed as a



private retreat. It features a generous walk-in closet and a luxurious 4-piece ensuite bathroom, complete with a soothing soaking tub and a separate walk-in shower.

The lower level, partially finished, significantly expands the living space. It includes two additional comfortable bedrooms, a full bathroom, another versatile family room, and ample undeveloped space, offering exciting potential for future customization.

Outdoor living is a delight with a large, covered deck, providing a perfect spot to unwind and enjoy the beautifully landscaped yard regardless of the weather. A double-attached garage ensures generous room for vehicles and additional storage.

This bungalow truly offers the ultimate combination of comfort, accessibility, and an enviable location, presenting a rare chance to call this gem home.

Built in 1993

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258054    |
| Price          | \$700,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,513       |
| Acres          | 0.12        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 14319 Evergreen Street Sw |
| Subdivision | Evergreen                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y3B1                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer                                    |
| Heating           | Forced Air                                                                                                            |
| Cooling           | Central Air                                                                                                           |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas                                                                                                                   |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                              |

### **Exterior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Storage                                    |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Concrete, Mixed, Wood Frame                                                |
| Foundation        | Poured Concrete                                                            |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 13                   |
| Zoning         | R-G                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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