

# \$899,800 - 50 Evergreen Park Sw, Calgary

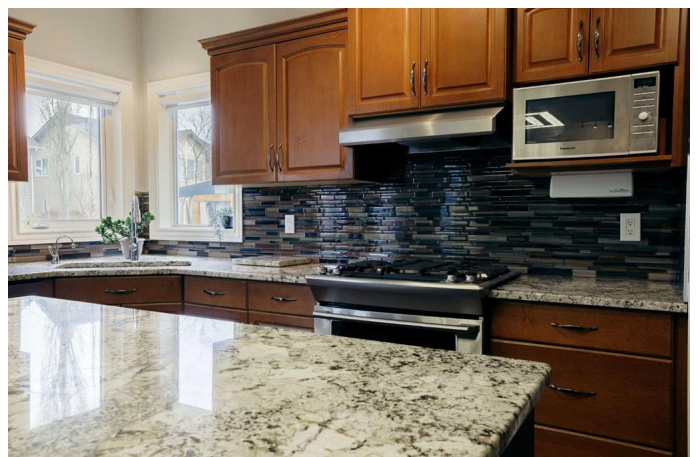
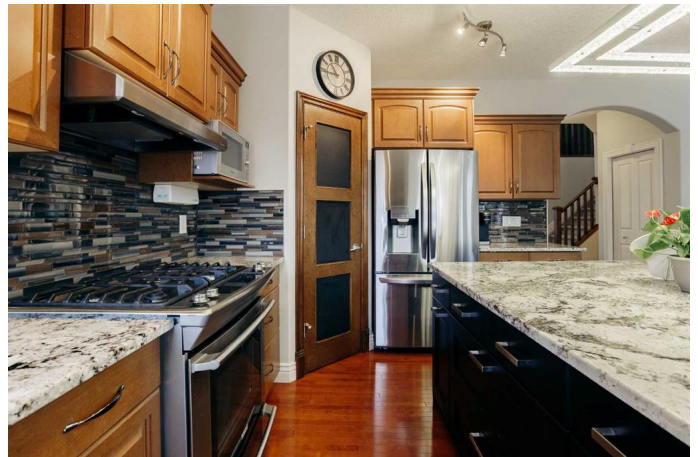
MLS® #A2209445

**\$899,800**

3 Bedroom, 4.00 Bathroom, 2,369 sqft  
Residential on 0.13 Acres

Evergreen, Calgary, Alberta

A rare opportunity in Evergreen Estates! Youâ€™ll love living in this quiet, family-friendly neighborhood near schools, playgrounds, and Fish Creek Park. Situated on a serene street with a sunny south-facing backyard, youâ€™ll make great use of the multi-level deck with privacy screeningâ€”perfect for outdoor living. Inside, this immaculate home has over \$65,000 in recent upgrades! The bright open-concept main floor features a modern kitchen with a new massive island, granite countertops, custom backsplash, updated lighting and newer appliances. The great room includes a cozy fireplace, the main-floor den is ideal as a home office or an intimate dining room and the laundry room is fully updated. Upstairs includes a second-to-none bonus room, two generous bedrooms, and a fully refinished main bathroom. But, the real show-stopper is the luxurious master suite with walk-in closet and fully renovated ensuite including a massive steam shower with multi-jet system, free-standing tub, dual sinks, custom cabinetry, heated floors and high-end finishes. Downstairs, all the expensive work is already done in the partially finished basement including a brand-new full bathroom. Additional features include central A/C, in-ceiling speakers, custom high-end window coverings, updated lighting throughout, a finished garage with built-in storage, fresh landscaping, shed, and a new roof (2022). This amazing home offers space, style, and a



true sense of communityâ€™itâ€™s the lifestyle  
youâ€™ve been waiting for!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209445    |
| Price          | \$899,800   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,369       |
| Acres          | 0.13        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 50 Evergreen Park Sw |
| Subdivision | Evergreen            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 5H9              |

**Amenities**

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

**Interior**

|                   |                                                                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Steam Room, Storage, Vinyl Windows |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings |
| Heating         | Forced Air                                                                                                                                                                             |
| Cooling         | Central Air                                                                                                                                                                            |
| Fireplace       | Yes                                                                                                                                                                                    |
| # of Fireplaces | 1                                                                                                                                                                                      |
| Fireplaces      | Gas, Great Room, Tile, Factory Built                                                                                                                                                   |
| Has Basement    | Yes                                                                                                                                                                                    |
| Basement        | Full, Partially Finished                                                                                                                                                               |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden                                                    |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Stone, Stucco, Wood Frame                                               |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 26               |
| Zoning         | R-G              |

## Listing Details

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

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