

\$824,000 - 203 Evergreen Heights Sw, Calgary

MLS® #A2191456

\$824,000

4 Bedroom, 4.00 Bathroom, 1,984 sqft
Residential on 0.11 Acres

Evergreen, Calgary, Alberta

*** Open House Sun April 13 from 2 to 4 pm

*** ELEGANT ESTATE HOME SITUATED ON A

QUIET CUL-DE-SAC - STUCCO
EXTERIOR - LARGE MAIN FLOOR

PERFECT FOR FAMILY AND

ENTERTAINING - THREE SPACIOUS

BEDROOMS UP AND ONE IN THE

PROFESSIONALLY FINISHED BASEMENT

-HIGH CEILINGS ON MAIN AND

BASEMENT- 2975 SQUARE FEET of finished

living area! NEW SHINGLES AND

DOWNSPOUTS - Nestled on a quiet

cul-de-sac in the sought-after community of

Evergreen Estates, this Cardel-built home

offers modern living combined with comfort

and style. LARGE PRINCIPAL ROOMS allow

for easy furnishing and soaring ceilings

provide that "WOW" factor. Upon arrival, you

are welcomed by mature landscaping, an

elegantly styled stone facade, and a cozy,

covered front porch. The two-story entry

frames the splendid maple and wrought-iron

staircase with French Doors leading into the

MAIN FLOOR OFFICE/FORMAL DINING

ROOM. You will discover a large Great Room

with a stone-front gas fireplace, a built-in wall

unit, an extensive kitchen, a spacious dining

area, with the much-desired

WALK-THROUGH PANTRY. You will fall in

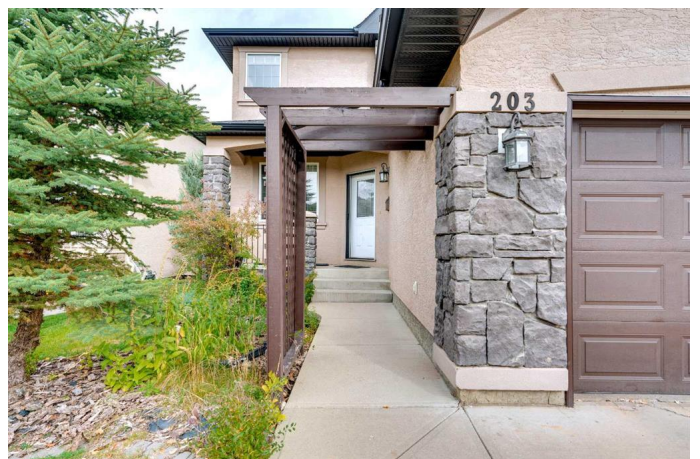
love with the laundry/mud room, providing

ample storage for the kids' backpacks! Up that

glamorous staircase, your Primary suite offers

plenty of space for large furnishings, a

spacious and LUXURIOUS ENSUITE BATH,



and a walk-in closet. Two additional large bedrooms and a full bath complete the second floor. The PROFESSIONALLY FINISHED BASEMENT contributes to the overall living space of this home with a huge recreation/games area complete with a cozy gas fireplace, bar area, an additional bedroom with a walk-in closet, and a full bath. Note the basement has 9-foot ceilings which allows for larger windows. The garage is oversized, insulated, drywalled/finished, and has great solid storage units making it easy to keep your outside life organized. Situated on a wider lot (42 feet) allows for a larger main floor footprint.

Recent updates include a new SS DISHWASHER and CLOTHES DRYER and NEW SHINGLES. This home has been lovingly maintained and is surrounded by similar estate homes in a quiet enclave in Evergreen, away from traffic noise but with easy access to major transportation routes—steps from the walking/biking paths of Fish Creek Park. Love living in the Estates of Evergreen by making this your new home!

Built in 2001

Essential Information

MLS® #	A2191456
Price	\$824,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,984
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	203 Evergreen Heights Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3Y8

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Front Drive
# of Garages	2

Interior

Interior Features	Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Mantle, Stone, Basement, Free Standing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2025
Days on Market	74
Zoning	R-G

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.