

# \$859,000 - 33 Evergreen Gardens Sw, Calgary

MLS® #A2213369

**\$859,000**

5 Bedroom, 3.00 Bathroom, 2,144 sqft  
Residential on 0.16 Acres

Evergreen, Calgary, Alberta

INCREDIBLE \$40,000 Price Improvement!!  
Now Exceptionally Priced affording the discerning buyer many possibilities to add personal style to this solid property with amazing bones. 33 Evergreen Gardens SW is 5-bedroom family home presenting an amazing value opportunity to own in the sot-after community of Evergreen Estates. Situated on a quiet cul-de-sac and mere steps to a pathway leading to beautiful Fish Creek Park, the composite clad property boasts numerous costly upgrades including all Ecoline triple pane argon windows with 25-year warranty (2011), new roof with 50-year warranty (2020) washer and dryer (2023), insulated garage and newer opener (2019), extensive deck with aluminum rails AND the REMOVAL of ALL POLY-B PLUMBING! The expansive South-facing and landscaped backyard provides an oasis from which to watch the kids play, host a barbecue, or simply unwind. Natural light floods the main floor while hardwood and the fireplace's lovely stone surround provide additional warmth to this level. Pretty French doors and a lovely Bay window give charm to the living and dining rooms while the family room with wood-burning fireplace and extensive built-ins offer a comfortable space to relax. The large kitchen features an abundance of cabinetry, quartz countertops, stainless-steel appliances and a sundrenched breakfast nook with access to the oversized deck and views to the pathway. A convenient powder room and



laundry / mudroom complete the main floor. The upper level boasts 4 outstanding bedrooms including a spacious owner's suite with walk-in closet and bright ensuite. A second 4-piece bathroom rounds off this terrific family level. The walk-out basement currently has a 5th bedroom, generous storage, and unlimited potential for future development, either as a recreation room or a potential in-law or rental suite (note suite development would be subject to approvals and permitting by the municipality). Location, lot size, and interior square footage alone make this property an Amazing Opportunity! Consider the costly improvements and upgrades that have already been done including 1) triple-pane windows, 2) new roof, and 3) the removal of Poly-b plumbing, this Family Home also delivers Incredible VALUE!! Other notable inclusions consist of a water softener, 2nd refrigerator, gazebo, outdoor furniture, awning and sunshades. This property offers plenty of living space, fantastic backyard and close to numerous amenities including Fish Creek Park, schools, shopping, restaurants, and transit! Welcome home!

Built in 1990

### **Essential Information**

MLS® #	A2213369
Price	\$859,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,144
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	33 Evergreen Gardens Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2V9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Garden, Other
Lot Description	Back Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	18
Zoning	R-G

**Listing Details**

Listing Office                      Coldwell Banker Mountain Central

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