

# \$819,000 - 37 Evergreen Terrace Sw, Calgary

MLS® #A2218806

**\$819,000**

4 Bedroom, 3.00 Bathroom, 2,162 sqft

Residential on 0.14 Acres

Evergreen, Calgary, Alberta

Welcome to this well maintained 4-bedroom, 3.5-bath detached home situated on a desirable corner lot in the family-friendly community of Evergreen. With 3 bedrooms upstairs and an additional bedroom in the fully finished basement, there's plenty of room for everyone.

Step inside beautiful high ceilings, hardwood floors, and a formal dining and living area. The kitchen overlooks the cozy second living area, complete with a gas fireplace and built-in shelving—ideal for relaxed family living and entertaining. The main floor also features a private den with French doors and a convenient laundry room.

The dramatic curved staircase leads you upstairs to the primary suite, featuring a 5-piece ensuite bath and a walk-in closet. 2 additional bedrooms and a 4 piece bath finish this floor.

Downstairs, the fully finished basement offers a spacious rec room, a full bathroom, fourth bedroom and more storage space than you will ever know what to do with. Enjoy sunny afternoons surrounded by mature landscaping on the west-facing back deck.

A double attached garage provides ample parking and storage. All of this just minutes from Fish Creek Provincial Park, top-rated schools, public transit, and shopping amenities.

Built in 1990



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218806    |
| Price          | \$819,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,162       |
| Acres          | 0.14        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 37 Evergreen Terrace Sw |
| Subdivision | Evergreen               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 2V9                 |

## Amenities

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

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Wood Burning  |
| Has Basement      | Yes  |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Corner Lot  
Roof                      Asphalt Shingle  
Construction          Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 12th, 2025  
Days on Market        13  
Zoning                    R-G  
HOA Fees                130  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Nineteen 88 Real Estate

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