

# \$774,900 - 4 Evergreen Way Sw, Calgary

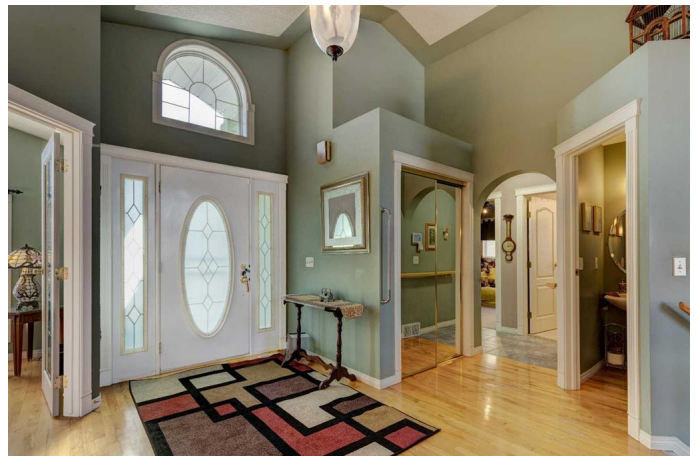
MLS® #A2200583

**\$774,900**

4 Bedroom, 4.00 Bathroom, 1,709 sqft  
Residential on 0.14 Acres

Evergreen, Calgary, Alberta

Welcome to #4 Evergreen Way SW. This is an opportunity to give this 4 bedroom fully finished walk-out bungalow with good bones, a face lift. Nestled in the community of Evergreen Estates on a quiet street within walking distance to a greenspace & close to Fish Creek Park. A home that still exudes elegance with it's vaulted knock down ceilings & maple hardwood floors throughout. Yes we know there is updating to do but the floor plan has great potential. The main floor offers a tiled kitchen floor with a pantry & gas stove, a breakfast nook with access to a deck & gas BBQ hook-up, a living room with a 3-way gas fireplace, a formal dining room & a sunny den with French doors. The primary bedroom features a 5 piece ensuite with double sinks, a jetted tub, a separate shower & toilet. Two more bedrooms, a 4 piece bathroom & a powder room, complete this floor. In the lower walk out fully finished basement there's a private closed off TV/music room offering a small wet bar with a bar fridge & a built-in wall unit. The 3 piece bathroom features a tiled wall to wall glass shower, the huge recreation room allows for your own personal placement of furniture. The 4th bedroom is presently used as an office but there is plenty of space for an office elsewhere. The laundry room is large & has great storage space. The unique feature to this basement is that there is a separate entrance from the attached garage, with potential to develop a suite with all the right permits. A newer upgraded class 4 roof was



installed 2022/23 with a 40 year warranty.  
Plumbing is roughed in for infloor heating in  
the basement & garage.

Built in 1997

### Essential Information

MLS® #	A2200583
Price	\$774,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,709
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4 Evergreen Way Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3A4

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings, Bar Fridge, Gas Oven, Wine Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Glass Doors
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line
Lot Description	Lawn, Treed, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 8th, 2025
Days on Market	4
Zoning	R-G

## Listing Details

Listing Office	Royal LePage Benchmark
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