

# \$900,000 - 1522 Evergreen Drive Sw, Calgary

MLS® #A2202267

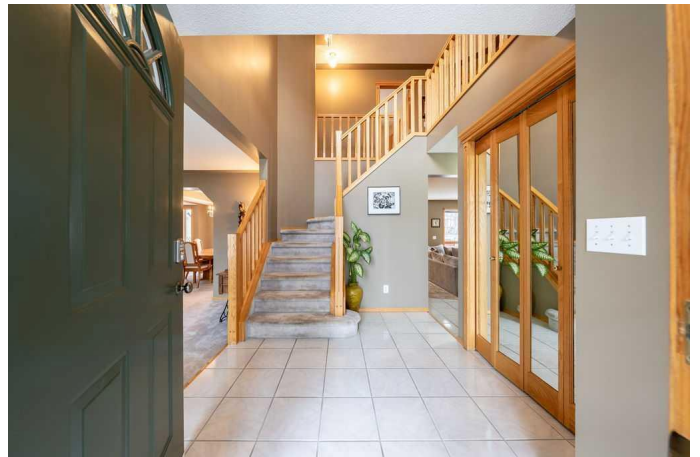
**\$900,000**

5 Bedroom, 4.00 Bathroom, 2,480 sqft

Residential on 0.13 Acres

Evergreen, Calgary, Alberta

Evergreen Estates Exclusive!! Meticulously maintained and tastefully updated, this sprawling single family home features timeless finishings, modern upgrades, and FIVE UPSTAIRS BEDROOMS!! With a functional floor plan and classic design, the main floor boasts two exceptional yet cozy living room/family room areas, traditional dining room, and a well-appointed, incredibly well-kept kitchen. The numerous cabinets and expanse of counter space (incl. separate/movable island) are second only to the abundance of natural light positively illuminating the breakfast nook, and taking centre stage. Upstairs is host to FOUR additional and spacious secondary bedrooms, main bath, multipurpose loft area with built-ins, and a true primary retreat. Beautiful bay windows, and a sunny south exposure showcases the generous size of the primary, fit and finished with his and hers walk-in closets. The private ensuite features separate tub, walk-in shower, and considerable counter space! The fully finished lower level has been carefully considered and fully developed with a sizeable rec. room, wet bar and flex space, ample storage and an opportunity for additional bedroom -if desired. The double attached garage is a true extension of the home; oversized and heated with high ceilings, allowing adequate room to work or play. Mature landscaping and tree growth has been beautifully maintained and provides the backyard both shade and privacy! Recent



upgrades include (but are not limited to) NEW roof (50 year shingles), NEW hot water tank, and NEW high efficiency furnace! Located just a short distance from schools, shopping, public transit, parks, pathways and many other great amenities, this stunning two-storey is the perfect place to call home. Welcome home! Welcome to Evergreen!

Built in 1991

### Essential Information

MLS® #	A2202267
Price	\$900,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,480
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1522 Evergreen Drive Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y2X7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	35
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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