

# \$887,500 - 479 Evergreen Circle Sw, Calgary

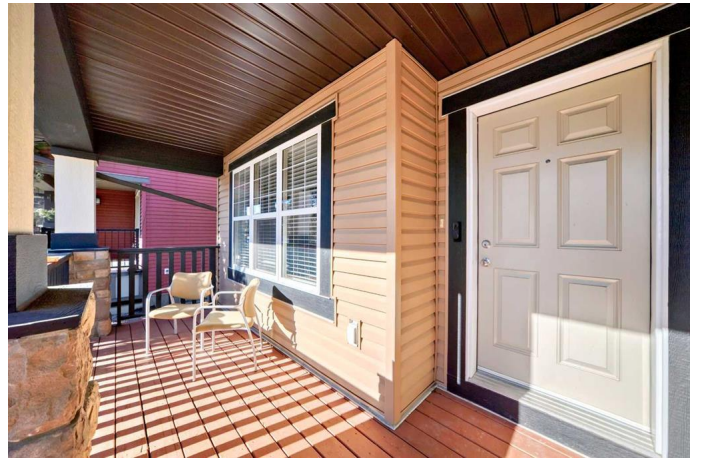
MLS® #A2197023

**\$887,500**

5 Bedroom, 4.00 Bathroom, 2,394 sqft  
Residential on 0.12 Acres

Evergreen, Calgary, Alberta

Terrific Value in Evergreen Estates! Discover this stunning executive 6-bedroom family home with a fully developed walk-out basement in the desirable Evergreen Estates! This superb layout begins with a cozy front family room, which can also serve as a formal dining area. Down the hall, the space opens to a spacious family room with a gas fireplace, seamlessly connecting to a bright nook and a well-appointed kitchen featuring an eat-up bar, granite countertops, and stainless steel appliances. The main floor also includes a built-in workspace—perfect for remote work or kids’™ homework time. Upstairs, enjoy a sun-filled, south-facing bonus room along with four generously sized bedrooms. The primary suite boasts a large 4-piece ensuite and a huge walk-in closet, which conveniently connects to the upper-level laundry room via a smart cheater door. A second 4-piece bathroom completes this level. The walk-out basement is a true highlight, featuring high ceilings, a spacious family room with a bar, and two additional bedrooms. One bedroom is oversized with an expansive walk-in closet, perfect for extra storage, while the other is bright and currently used as a workspace. A beautifully finished 3-piece bathroom with a walk-in shower completes the lower level. Storage is abundant throughout the home, and the large, fully fenced backyard—™with a dog run—™is perfect for outdoor enjoyment. Situated on a quiet street within walking distance to schools, transit, and Fish Creek



Park, this home is an exceptional opportunity in a prime location. A wonderful place to call home!

Built in 2009

### Essential Information

MLS® #	A2197023
Price	\$887,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,394
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	479 Evergreen Circle Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0H2

### Amenities

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

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer,

	Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Dog Run
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Dog Run Fenced In, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	37
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Benchmark
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