



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

37 Evergreen Terrace SW
Calgary, Alberta

MLS # A2218806



\$819,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,162 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

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.