



GRASSROOTS
REALTY GROUP

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69 Evergreen Crescent SW
Calgary, Alberta

MLS # A2280647



\$889,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,692 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, I		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wet Bar

Inclusions: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings-All, Shelving Units in Basement

Welcome to 69 Evergreen Crescent: a well-maintained single family home with over 1,600 square feet on the main floor, a fully finished walkout basement, and direct park access. Located on a quiet street with no neighbours behind, this home offers space, updates, and everyday comfort in one of southwest Calgary's most connected communities. Step inside to find a formal dining room just off the entry—perfect for entertaining or flexible use. The main level features hardwood floors, high ceilings, and a bright, east-facing living area that opens to a balcony overlooking the park. The kitchen, dining, and living spaces flow together for effortless daily living. Upstairs includes two bedrooms and two full bathrooms, including a generous primary suite with ensuite. Downstairs, the finished walkout basement adds two more large bedrooms, a third full bath, and a full wet bar—ideal for hosting or multi-generational living. The lower patio steps out to green space and the neighbourhood pathway system. Recent updates include replaced roof shakes, a new circuit board in the fridge, and a recent furnace service for added peace of mind. The property also features an underground sprinkler system, a double attached garage, and plenty of storage. With nearby access to Stoney Trail, Evergreen schools, shopping, transit, and walking paths, this home offers lasting value and a layout that works for families or down-sizers alike.