



GRASSROOTS
REALTY GROUP

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14319 Evergreen Street SW
Calgary, Alberta

MLS # A2210492



\$775,000

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,520 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Multiple Driveways		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating:	Fireplace(s), Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: appliances, window coverings, lighting fixtures

**** OPEN HOUSE - Saturday, April 19, 2025 - 2:00 -4:00 pm**** Nestled in a quiet, family-friendly neighborhood, this beautifully designed BUNGALOW in Evergreen offers the perfect blend of comfort, style, and convenience. Featuring 3 spacious bedrooms and 2.5 well-appointed bathrooms, this home is ideal for families, empty nesters, or semi-retired individuals seeking a low-maintenance lifestyle without compromising on space or comfort. Soaring vaulted ceilings elevate the open-concept living areas, while expansive windows fill the home with natural light, creating a warm and inviting ambiance. The living room flows seamlessly into the formal dining area—perfect for entertaining—while a cozy breakfast nook provides a relaxed space to start your day. Set beside large windows, the nook features a round table and comfy seating—ideal for sipping morning coffee or enjoying a quiet meal. Wood accents, a tiled fireplace, and natural elements throughout the home create a welcoming atmosphere that feels instantly like home. Stay cool and comfortable year-round with a CENTRAL A/C SYSTEM, adding extra value and peace of mind. Step outside to a beautifully landscaped backyard—an ideal retreat for outdoor gatherings, gardening, or simply unwinding. The kitchen overlooks this peaceful setting and connects to a charming family room with built-in shelves, creating the perfect space to relax with loved ones. The main floor also features a generous primary bedroom with a walk-in closet and a 4-piece ensuite, including a soaking tub and separate walk-in shower—ideal for those looking for the ease of main-floor living. Downstairs, the partially finished basement extends your living space with two additional bedrooms, a full bathroom, a large rec or family room, and ample potential for future development. Additional

highlights include a DOUBLE-ATTACHED GARAGE for secure parking and extra storage, plus an unbeatable location—just steps from Fish Creek Provincial Park and the C-Train station, with nearby schools, shopping, and dining. Whether you're raising a family or ready to downsize in comfort, this Evergreen bungalow delivers timeless charm, thoughtful design, and everyday ease. Schedule your private showing today!