\$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, Storage, Walk-In Closet(s), Wet Bar, Skylight(s), Tray Ceiling(s)

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 27
Zoning R-G

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.