

**14319 Evergreen Street SW**  
**Calgary, Alberta**

**MLS # A2210492**



**\$775,000**

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

<b>Heating:</b>	Fireplace(s), Standard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 - May 24, 2025 - 2:00 pm to 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&mdash;perfect for entertaining&mdash;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&mdash;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&mdash;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&mdash;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&mdash;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!