

# \$887,500 - 479 Evergreen Circle Sw, Calgary

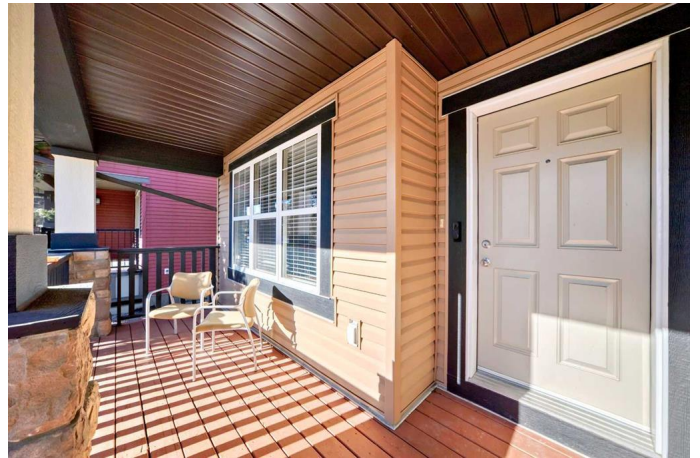
MLS® #A2197023

**\$887,500**

5 Bedroom, 4.00 Bathroom, 2,394 sqft  
Residential on 0.12 Acres

Evergreen, Calgary, Alberta

Terrific Value in Evergreen Estates! Discover this stunning executive 6-bedroom family home with a fully developed walk-out basement in the desirable Evergreen Estates! This superb layout begins with a cozy front family room, which can also serve as a formal dining area. Down the hall, the space opens to a spacious family room with a gas fireplace, seamlessly connecting to a bright nook and a well-appointed kitchen featuring an eat-up bar, granite countertops, and stainless steel appliances. The main floor also includes a built-in workspace—perfect for remote work or kids’™ homework time. Upstairs, enjoy a sun-filled, south-facing bonus room along with four generously sized bedrooms. The primary suite boasts a large 4-piece ensuite and a huge walk-in closet, which conveniently connects to the upper-level laundry room via a smart cheater door. A second 4-piece bathroom completes this level. The walk-out basement is a true highlight, featuring high ceilings, a spacious family room with a bar, and two additional bedrooms. One bedroom is oversized with an expansive walk-in closet, perfect for extra storage, while the other is bright and currently used as a workspace. A beautifully finished 3-piece bathroom with a walk-in shower completes the lower level. Storage is abundant throughout the home, and the large, fully fenced backyard— with a dog run— is perfect for outdoor enjoyment. Situated on a quiet street within walking distance to schools, transit, and Fish Creek



Park, this home is an exceptional opportunity in a prime location. A wonderful place to call home!

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197023    |
| Price          | \$887,500   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,394       |
| Acres          | 0.12        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 479 Evergreen Circle Sw |
| Subdivision | Evergreen               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y0H2                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer,                                    |

|                 |                          |
|-----------------|--------------------------|
|                 | Window Coverings         |
| Heating         | Forced Air               |
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Dog Run  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Dog Run Fenced In, See Remarks |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 39                  |
| Zoning         | R-G                 |
| HOA Fees       | 105                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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