

# \$894,900 - 34 Evergreen Terrace Sw, Calgary

MLS® #A2234233

**\$894,900**

5 Bedroom, 4.00 Bathroom, 2,247 sqft  
Residential on 0.13 Acres

Evergreen, Calgary, Alberta

Welcome to Evergreen Estates! This fantastic family home offers a total of 5 bedrooms, 3.5 baths and a walk out basement. This home has been meticulously maintained and updated over the years. The main level features a spacious front entry with high ceilings and curved staircase, high end engineered walnut flooring, knockdown ceilings, large formal living and dining room, kitchen with granite counter tops, backsplash and stainless-steel appliances including new stove (2024) and breakfast nook with access to newer composite deck overlooking the yard.

The good-sized family room includes wood burning fireplace with gas log lighter and built-ins surrounding it. The powder room and the large mudroom/laundry room with wash sink complete the main floor. Upstairs features the primary bedroom with updated ensuite that includes double sinks, jetted tub, separate shower and walk in closet, 3 other great sized bedrooms and the main bathroom. The walk out basement has the 5th bedroom with large window, bathroom with walk in shower, huge recreation room with space for a pool table area, separate tv area and plenty of storage. Other updates include - newer roof and hot water tanks. The backyard is extremely private, well landscaped, including an apple tree and garden shed. Located on a quiet street just steps to the trails of Fish Creek Park and minutes to the LRT station, shopping, schools and many amenities, with easy access to Stoney Trail. This great home



is in an amazing location with remarkable space and is perfect for the growing family and is move in ready!

Built in 1990

### Essential Information

MLS® #	A2234233
Price	\$894,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,247
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	34 Evergreen Terrace Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2V9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Realty Professionals
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