

# **\$869,900 - 140 Evergreen Way Sw, Calgary**

MLS® #A2245813

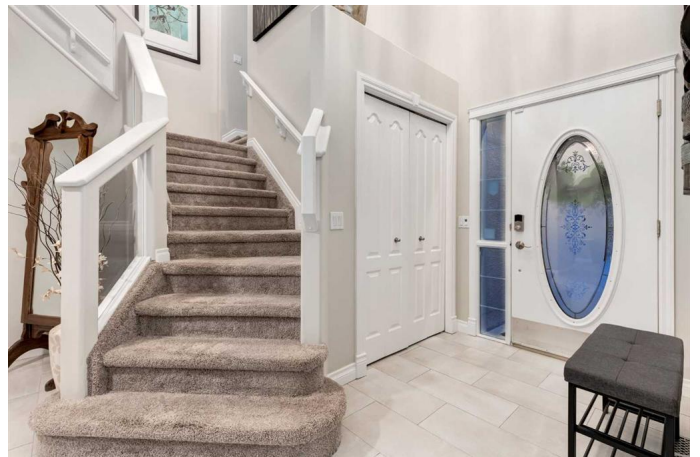
**\$869,900**

4 Bedroom, 4.00 Bathroom, 2,240 sqft

Residential on 0.12 Acres

NONE, Calgary, Alberta

Welcome to this IMMACULATE AIR-CONDITIONED 2-storey home in the HIGHLY-DESIRABLE community of EVERGREEN, offering 3,114.93 SQ FT of beautifully UPDATED living space with 4 BEDROOMS, 3.5 BATHROOMS, and an ATTACHED DOUBLE GARAGE on a 5,166 SQ FT LOT! This property blends COMFORT, FUNCTIONALITY, and MODERN UPGRADES while being tucked into a MATURE, FAMILY-FRIENDLY neighbourhood steps from PARKS, PATHWAYS, and SCHOOLS. You are welcomed by EXCEPTIONAL curb appeal and a CHARMING front entry. Inside, youâ€™re greeted with VAULTED CEILINGS, FRESH PAINT, HARDWOOD and LARGE WINDOWS fill the home with NATURAL LIGHT. Off the foyer, a dedicated OFFICE offers the perfect WORK-FROM-HOME space. The OPEN-CONCEPT main floor is anchored by a RE-FACED GAS FIREPLACE in the SPACIOUS living room, perfect for ENTERTAINING or relaxing. The DINING AREA will fit LOVED ONES around the table sharing meals - flowing seamlessly to the backyard through the PATIO DOOR, EXTENDING your living space outdoors. The RENOVATED KITCHEN features Floor-To-Ceiling White CABINETRY, with UNDERMOUNT LIGHTING, QUARTZ Countertops, a LARGE ISLAND with BREAKFAST BAR, TILE BACKSPLASH, and premium KITCHENAID STAINLESS-STEEL APPLIANCES, including an Electric Stove,



Refrigerator, Dishwasher and Range Hood.

This space connects to a well-designed MUDROOM/LAUNDRY area with BUILT-IN STORAGE for added functionality.

Upstairs, the VAULTED BONUS ROOM is bright and versatile - ideal for MOVIE NIGHTS, STUDYING, or FAMILY TIME. Two GENEROUS secondary bedrooms share a RENOVATED 4-PC BATHROOM. The EXPANSIVE PRIMARY RETREAT offers a HUGE WALK-IN CLOSET and a LUXURIOUS 4-PC ENSUITE with BARN DOORS, DUAL SINKS, a JETTED SOAKER TUB, and a WALK-IN SHOWER.

The FULLY FINISHED BASEMENT adds even more living space with a LARGE FAMILY ROOM, an ADDITIONAL BEDROOM, a 4-PC BATHROOM, and plenty of STORAGE.

Outside, the SOUTH-FACING BACKYARD is VERY PRIVATE, featuring MATURE TREES that fill out beautifully in the summer months for COMPLETE PRIVACY. A PATIO SPACE WITH PERGOLA complements the FULLY LANDSCAPED YARD, making it ideal for SUMMER BBQS or quiet evenings.

Notable upgrades include: ROOF REPLACED IN 2020, ALL POLY-B PLUMBING REMOVED in the past year, KITCHEN & 3 BATHROOMS RENOVATED approximately 4 years ago, and FIREPLACE RE-FACED.

This home offers unbeatable access to FISH CREEK PARK, one of the largest urban parks in North America. Just minutes from SHOPPING, TRANSIT (C-Train), RESTAURANTS, and major routes like Stoney Trail and Macleod Trail for effortless commuting. Families will love being close to PLAYGROUNDS, PATHWAYS, and many top-rated schools. This is a MOVE-IN READY HOME with SIGNIFICANT UPDATES in one of SW CALGARY'S MOST SOUGHT-AFTER NEIGHBOURHOODS - book your showing today!

Built in 1997

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245813    |
| Price          | \$869,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,240       |
| Acres          | 0.12        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 140 Evergreen Way Sw |
| Subdivision | NONE                 |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 3K8              |

## Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Snow Removal                                                                                    |
| Utilities      | Electricity Connected, Natural Gas Connected, Water Connected, Cable Connected, Phone Connected |
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Attached, Driveway, On Street                                                     |
| # of Garages   | 2                                                                                               |

## Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                  |

|                 |                                      |
|-----------------|--------------------------------------|
| Heating         | Forced Air                           |
| Cooling         | Central Air                          |
| Fireplace       | Yes                                  |
| # of Fireplaces | 2                                    |
| Fireplaces      | Basement, Electric, Gas, Living Room |
| Has Basement    | Yes                                  |
| Basement        | Finished, Full                       |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard, Storage           |
| Lot Description   | Back Yard, City Lot, Front Yard |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame              |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 2                |
| Zoning         | R-G              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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