

# \$939,900 - 71 Evergreen Terrace Sw, Calgary

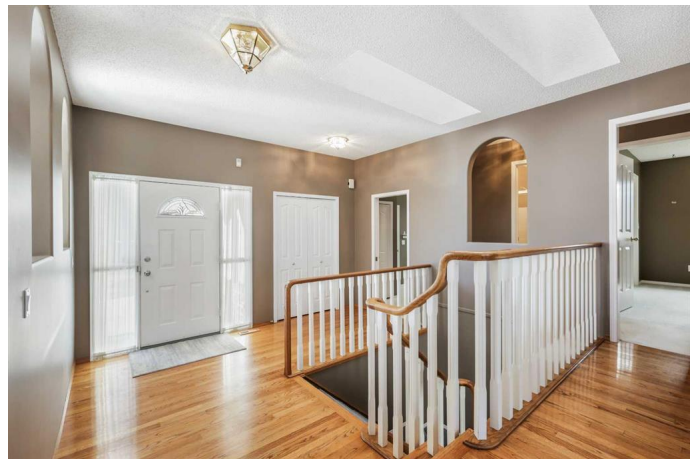
MLS® #A2202433

**\$939,900**

4 Bedroom, 3.00 Bathroom, 1,738 sqft  
Residential on 0.14 Acres

Evergreen, Calgary, Alberta

Welcome to this beautifully maintained walk-out bungalow in the family-friendly community of Evergreen in southwest Calgary. Situated on a large corner lot, this home boasts exceptional curb appeal and is complemented by an oversized double attached garage, offering ample parking and storage space. The home is ideally located just minutes from a wide range of amenities, including shopping centers, restaurants, schools, parks, and public transportation. Upon entering, you are greeted by a spacious foyer with skylights that fill the space with natural light, creating a welcoming, airy feel. The hardwood floors guide you to the formal dining room, which seamlessly flows into the recently updated kitchen. The kitchen is a chef's dream, featuring newer stainless steel appliances, a stylish designer tile backsplash, and an abundance of cabinetry and pantry space. Off the kitchen, you'll find a cozy dining nook with sliding patio doors that lead to a large deck, perfect for enjoying outdoor meals. The deck overlooks the east-facing backyard, with stairs leading down to the yard. The adjacent living room provides a comfortable space to unwind, with a corner gas fireplace adding both warmth and ambiance. The spacious primary bedroom offers a walk-in closet with built-ins for optimal organization. The 5-piece ensuite is a true retreat, with a jetted tub, dual vanities, and skylights that flood the room with natural light. A second bedroom and a well-appointed



4-piece main bathroom complete the main floor, which also features a laundry and mudroom area just off the garage for added convenience. The fully finished walk-out basement is perfect for entertaining, offering a large recreation room with a stone-faced corner gas fireplace and a built-in wet bar. Two additional bedrooms and a 4-piece bathroom provide ample space for family or guests. Two versatile flex rooms, each with built-in desks, are perfect for home offices, hobby rooms, or craft spaces. Sliding patio doors from the recreation room lead out to the lower level of the east-facing backyard, offering easy access to outdoor living. This home has been carefully maintained and is perfect for a growing family. It offers a fantastic layout with both formal and casual spaces, modern updates, and plenty of room for everyone to spread out. Whether you're relaxing in the bright and open living spaces or enjoying the outdoor areas, this bungalow provides the perfect blend of comfort and functionality. With its ideal location, luxurious features, and attention to detail, this home is truly one of a kind and ready to welcome its next owners.

Built in 1992

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202433    |
| Price          | \$939,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,738       |
| Acres          | 0.14        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |

Status Active

### Community Information

Address 71 Evergreen Terrace Sw  
Subdivision Evergreen  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2Y 2V9

### Amenities

Parking Spaces 2  
Parking Double Garage Attached, Garage Door Opener, Garage Faces Side  
# of Garages 1

### Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Skylight(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings, Oven  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Family Room, Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Garden, Other, Private Yard  
Lot Description Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Street Lighting, Treed  
Roof Cedar Shake  
Construction Brick, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 14th, 2025  
Days on Market 22

Zoning

R-G

## **Listing Details**

Listing Office

Greater Property Group

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