

\$730,000 - 13895 Evergreen Street Sw, Calgary

MLS® #A2267869

\$730,000

4 Bedroom, 3.00 Bathroom, 2,213 sqft
Residential on 0.12 Acres

Evergreen, Calgary, Alberta

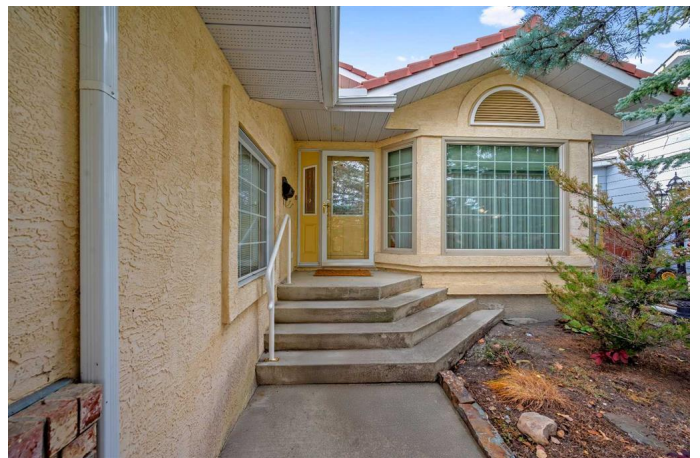
Welcome to your dream home in the desirable community of Evergreen Estates! Located in a quiet, family-friendly neighborhood within walking distance of Fish Creek Park, this gorgeous four-level split offers over 2,200 sq ft of above-grade living space.

The main floor features a beautiful formal dining room along with a good size living room, and a bright, open-concept kitchen with an oversized nook area. Natural light pours in through the high-ceiling, creating a warm and inviting atmosphere, perfect for both entertaining and everyday living.

Upstairs, you'll find a spacious primary bedroom complete with a private ensuite and walk-in closet. Two additional generously sized bedrooms and a 3-piece bathroom complete the upper level.

The lower level opens to a spacious family room featuring custom built-in bookshelves and a cozy gas fireplace. Its west-facing orientation allows natural light to flood the space, creating a bright and welcoming atmosphere. This level also includes a fourth bedroom, a dedicated office, and a 3-piece bathroom, perfect for guests or a growing family. Walk-out access from either the lower level or the kitchen leads to a professionally landscaped backyard featuring a beautiful and spacious deck, perfect for outdoor entertaining and relaxation.

Located in one of South Calgary's most sought-after neighborhoods, this home offers easy access to both Stoney Trail and



13895 Evergreen St SW, Calgary, AB

Main Floor Exterior Area 760.16 sq ft
Interior Area 710.41 sq ft
Excluded Area 492.08 sq ft



PREPARED: 20251019

While reports are excluded from total floor area in CLARICE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

MacLeod Trail, along with a wealth of nearby amenities. Enjoy the convenience of being within walking distance to Fish Creek Park, pathways, bike paths and just minutes from the LRT station, Walmart, Costco, schools, and more. This amazing home offers space and style. This is a must see!

Built in 1992

Essential Information

MLS® #	A2267869
Price	\$730,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,213
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	13895 Evergreen Street Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2X4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen
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	Island, No Smoking Home, Vaulted Ceiling(s), Chandelier
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Oven-Built-In, Humidifier
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Garden, Landscaped
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2025
Days on Market	7
Zoning	R-G

Listing Details

Listing Office	SkaiRise Realty
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