

# \$900,000 - 1522 Evergreen Drive Sw, Calgary

MLS® #A2202267

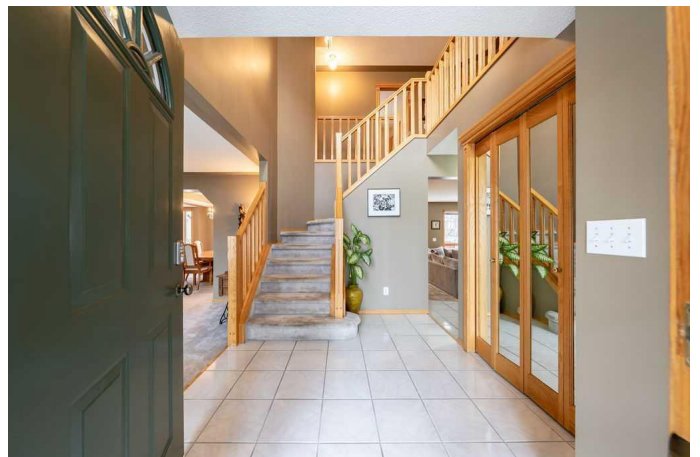
**\$900,000**

5 Bedroom, 4.00 Bathroom, 2,480 sqft

Residential on 0.13 Acres

Evergreen, Calgary, Alberta

Evergreen Estates Exclusive!! Meticulously maintained and tastefully updated, this sprawling single family home features timeless finishings, modern upgrades, and FIVE UPSTAIRS BEDROOMS!! With a functional floor plan and classic design, the main floor boasts two exceptional yet cozy living room/family room areas, traditional dining room, and a well-appointed, incredibly well-kept kitchen. The numerous cabinets and expanse of counter space (incl. separate/movable island) are second only to the abundance of natural light positively illuminating the breakfast nook, and taking centre stage. Upstairs is host to FOUR additional and spacious secondary bedrooms, main bath, multipurpose loft area with built-ins, and a true primary retreat. Beautiful bay windows, and a sunny south exposure showcases the generous size of the primary, fit and finished with his and hers walk-in closets. The private ensuite features separate tub, walk-in shower, and considerable counter space! The fully finished lower level has been carefully considered and fully developed with a sizeable rec. room, wet bar and flex space, ample storage and an opportunity for additional bedroom -if desired. The double attached garage is a true extension of the home; oversized and heated with high ceilings, allowing adequate room to work or play. Mature landscaping and tree growth has been beautifully maintained and provides the backyard both shade and privacy! Recent



upgrades include (but are not limited to) NEW roof (50 year shingles), NEW hot water tank, and NEW high efficiency furnace! Located just a short distance from schools, shopping, public transit, parks, pathways and many other great amenities, this stunning two-storey is the perfect place to call home. Welcome home! Welcome to Evergreen!

Built in 1991

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202267    |
| Price          | \$900,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,480       |
| Acres          | 0.13        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1522 Evergreen Drive Sw |
| Subdivision | Evergreen               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y2X7                  |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Attached, Driveway, Heated Garage, Oversized |
| # of Garages   | 2                                                          |

### Interior

|                   |                                                                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings                                                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                    |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Other, Private Yard                                       |
| Lot Description   | Back Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks, Treed |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Cement Fiber Board, Composite Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 33               |
| Zoning         | R-G              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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