

\$875,000 - 116 Evergreen Way Sw, Calgary

MLS® #A2224858

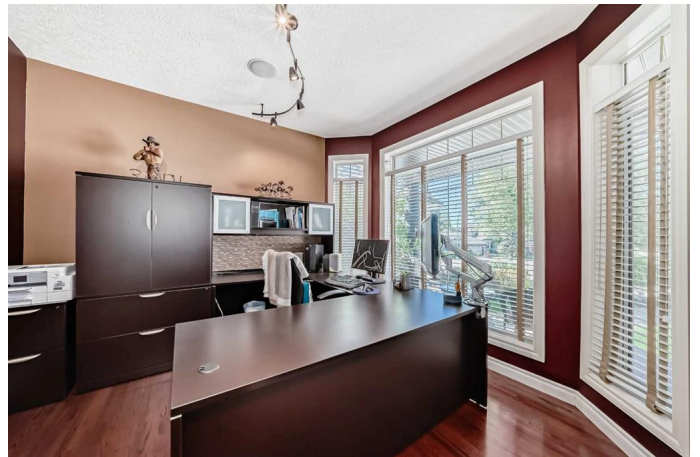
\$875,000

3 Bedroom, 4.00 Bathroom, 2,159 sqft

Residential on 0.12 Acres

Evergreen, Calgary, Alberta

Offered for the first time by the original owner, this well-cared-for two-storey home offers over 2,150 ft² of functional space in a prime location, just steps from Fish Creek Park. A large, welcoming foyer sets the tone as you enter. Oak hardwood flows throughout the main level, which includes a front office with French doors and a spacious living room with vaulted ceilings, two skylights, and a wood-burning fireplace. The bright white kitchen features a breakfast nook, vaulted ceilings, a walk-in pantry, granite counters, gas stove, hot water dispenser, and garburator. Upstairs, you'll find 3 bedrooms, including a generous primary suite with a custom walk-in closet by California Closets, and a renovated 4-piece ensuite complete with heated floors, an oversized walk-in shower, and a skylight that fills the space with natural light. The basement is made for good times—complete with a wet bar (yes, the floor is heated!), a wine cellar, two fun rec zones, and a cozy family room that's just waiting for playoff nights and popcorn. A renovated 4-piece bathroom with a steam shower and a guest room with a built-in dresser complete the lower level. The south-facing backyard is an outdoor highlight. Enjoy the expansive deck with a hot tub, an outdoor kitchen with granite counter, natural gas BBQ, bar fridge, and a stamped concrete patio with a built-in fire pit. Raised garden beds, drip irrigation, established perennials, and mature trees offer privacy and low-maintenance beauty. There's also a



covered side patio for added outdoor living. Additional features include C/A, C/Vac, a heated garage with a wash tub, rear heated water tap, water softener, newer water heater (2021), and shingles replaced around 2020. This is a well-built, feature-packed home filled with thoughtful built-ins, set in a prime location and ready for its next chapter. Be sure to click on the virtual tour!

Built in 1997

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2224858 |
| Price | \$875,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,159 |
| Acres | 0.12 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 116 Evergreen Way Sw |
| Subdivision | Evergreen |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y 3K8 |

Amenities

| | |
|----------------|--|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Door Opener, Heated Garage, |

| | |
|--------------|-------------------------------|
| | Aggregate, Garage Faces Front |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Steam Room |
| Appliances | Bar Fridge, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden, Lighting, Fire Pit, Outdoor Kitchen |
| Lot Description | Back Yard, Front Yard, Garden, Landscaped, Lawn, Treed, Rectangular Lot, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 18 |
| Zoning | R-G |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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