

# \$819,000 - 37 Evergreen Terrace Sw, Calgary

MLS® #A2218806

**\$819,000**

4 Bedroom, 3.00 Bathroom, 2,162 sqft

Residential on 0.14 Acres

Evergreen, Calgary, Alberta

Welcome to this well maintained 4-bedroom, 3.5-bath detached home situated on a desirable corner lot in the family-friendly community of Evergreen. With 3 bedrooms upstairs and an additional bedroom in the fully finished basement, there's plenty of room for everyone.

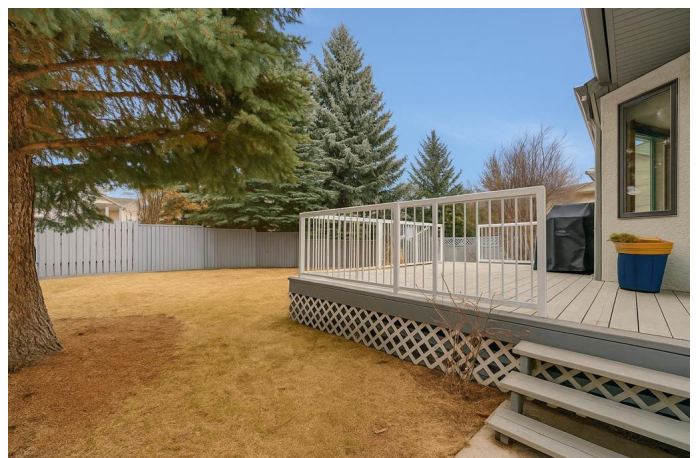
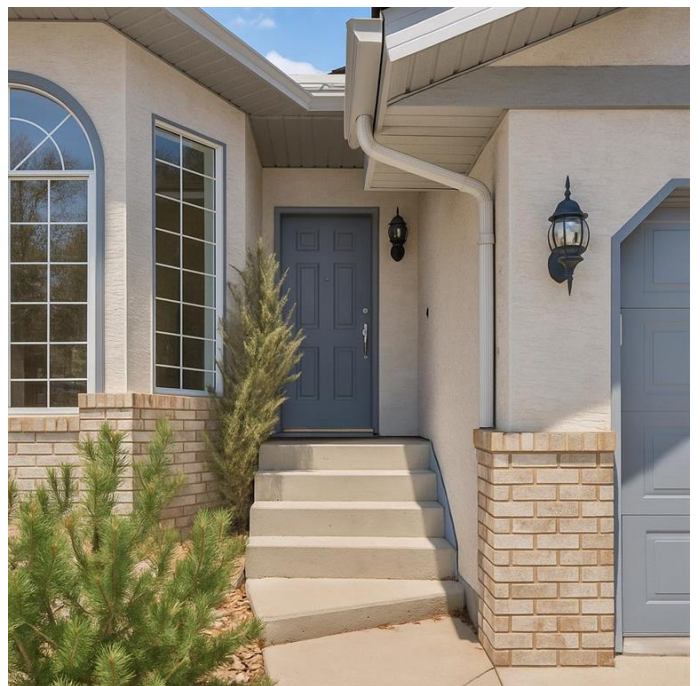
Step inside beautiful high ceilings, hardwood floors, and a formal dining and living area. The kitchen overlooks the cozy second living area, complete with a gas fireplace and built-in shelving—ideal for relaxed family living and entertaining. The main floor also features a private den with French doors and a convenient laundry room.

The dramatic curved staircase leads you upstairs to the primary suite, featuring a 5-piece ensuite bath and a walk-in closet. 2 additional bedrooms and a 4 piece bath finish this floor.

Downstairs, the fully finished basement offers a spacious rec room, a full bathroom, fourth bedroom and more storage space than you will ever know what to do with. Enjoy sunny afternoons surrounded by mature landscaping on the west-facing back deck.

A double attached garage provides ample parking and storage. All of this just minutes from Fish Creek Provincial Park, top-rated schools, public transit, and shopping amenities.

Built in 1990



## Essential Information

MLS® #	A2218806
Price	\$819,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,162
Acres	0.14
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	37 Evergreen Terrace Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2V9

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	High Efficiency, 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      Private Yard  
Lot Description        Back Yard, Corner Lot  
Roof                      Asphalt Shingle  
Construction          Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 12th, 2025  
Days on Market        1  
Zoning                    R-G  
HOA Fees                130  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Nineteen 88 Real Estate

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