



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14319 EVERGREEN Street, Calgary T2Y 3B1**

MLS®#: **A2171571**

Area: **Evergreen**

Listing **10/15/24**

List Price: **\$835,000**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$15k, 02-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1993**

Finished Floor Area

Abv Sqft: **1,520**

Low Sqft:

Ttl Sqft: **1,520**

Lot Information

Lot Sz Ar: **5,338 sqft**

Lot Shape:

DOM

**67**

Layout

Beds: **3 (1 2 )**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Standard,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Garden**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Freezer,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Kitchen Island,Pantry,Soaking Tub,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 17`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 12`2"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>7`2" x 13`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`2" x 10`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>22`0" x 14`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`5" x 4`11"</b>

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>6`11" x 11`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 14`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`2" x 11`11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`1" x 12`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`8" x 10`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`11" x 11`0"</b>
<b>Other</b>	<b>Basement</b>	<b>36`0" x 27`8"</b>

Title:  
**Fee Simple**  
Legal Desc:

**9110328**

Zoning:  
**R-G**

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE Sunday - December 22, 2024 - 2:00 pm to 4:00 pm\*\*\* Welcome to this beautifully maintained BUNGALOW in Evergreen, just steps from Fish Creek Provincial Park and close to a playground, schools, and the C-train station for ultimate convenience! This home offers everything you need on one level, starting with a welcoming living room featuring soaring vaulted ceilings that give the space a grand, airy feel. Natural light floods in through the large windows, brightening the rich hardwood floors. At the heart of this bungalow is its kitchen, with sleek white cabinetry that adds a fresh and inviting vibe. Whether you're enjoying a casual breakfast in the cozy nook or hosting a formal dinner in the designated dining area, you'll love how effortlessly this home caters to your lifestyle. The kitchen overlooks the backyard, offering a peaceful view while you prepare your meals. Adjacent to the kitchen is a charming family room, complete with a fireplace and built-in shelves—a perfect spot to cozy up with loved ones or display your favorite keepsakes. The main floor also boasts a spacious primary bedroom featuring a walk-in closet and a 4-piece ensuite with a soaking tub and separate walk-in shower, making it your personal retreat. Downstairs, you'll find a partially finished basement with two additional bedrooms, a full bathroom, another family room, and even more space for future development. The outdoor space is perfect for relaxation, with a large covered deck where you can unwind regardless of the weather. The beautifully landscaped yard offers a serene escape, and the DOUBLE-ATTACHED GARAGE provides plenty of room for vehicles and extra storage. This bungalow offers the ultimate combination of comfort and location, with everything from a playground and school to the C-train station just a short walk away. Don't miss your chance to call this gem home—book your showing today!**

Inclusions:  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









