



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 EVERGLEN Crescent, Calgary T2Y 0G5**

MLS®#: **A2172188**

Area: **Evergreen**

Listing Date: **10/27/24**

List Price: **\$759,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,896 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,402**  
Low Sqft:  
Ttl Sqft: **2,402**

DOM

**55**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Lawn,Private  
Additional Parking,Concrete Driveway,Covered,Double Garage Attached,Driveway,Garage Door  
Opener,Garage Faces Front,Off Street,On Street,Parking Pad,Titled**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Entrance**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Washer/Dryer**  
Int Feat: **Bookcases,Breakfast Bar,Granite Counters,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Pantry,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 12`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 14`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 9`2"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`5" x 13`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`7" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 13`7"</b>
<b>Family Room</b>	<b>Second</b>	<b>20`11" x 11`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 8`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`2" x 12`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`11" x 6`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>11`8" x 5`6"</b>
<b>Laundry</b>	<b>Second</b>	<b>8`6" x 5`9"</b>
<b>Living/Dining Room Combination</b>	<b>Basement</b>	<b>10`2" x 6`8"</b>























