



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14429 EVERGREEN Street, Calgary T2Y 3A8**

MLS®#: **A2189196**

Area: **Evergreen**

Listing Date: **01/29/25**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1992**  
Lot Information  
Lot Sz Ar: **6,200 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,165**  
Low Sqft:  
Ttl Sqft: **2,165**

DOM

**4**  
Layout  
Beds: **4 (3 1)**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Other,See Remarks**  
Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Bookcases,Breakfast Bar,Granite Counters,Jetted Tub,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	56`5" x 30`10"
Living Room	Main	41`4" x 40`8"
Family Room	Lower	72`2" x 49`3"
Breakfast Nook	Main	33`2" x 32`2"
Storage	Basement	95`2" x 74`2"
Bedroom - Primary	Upper	44`7" x 42`8"
Bedroom	Upper	34`9" x 32`10"
2pc Bathroom	Lower	24`11" x 16`9"
4pc Bathroom	Upper	29`10" x 13`6"

Room	Level	Dimensions
Dining Room	Main	49`3" x 32`10"
Foyer	Main	40`8" x 21`0"
Laundry	Lower	24`11" x 17`9"
Furnace/Utility Room	Basement	129`3" x 53`10"
Balcony	Main	49`3" x 36`5"
Bedroom	Upper	33`6" x 29`10"
Bedroom	Lower	41`4" x 36`1"
4pc Ensuite bath	Upper	29`6" x 25`7"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**9110328**

Remarks

Pub Rmks: **Welcome to this beautifully maintained, one-owner home in an ideal location! Nestled on a spacious corner lot, this 4-bedroom, 3-bathroom gem boasts immaculate upkeep and is ready for you to move right in. The private, well-kept yard provides a peaceful retreat for relaxation or entertaining, and the abundance of storage throughout the home ensures everything has its place. Key updates include a newer furnace, hot water tank, and fresh shingles, offering peace of mind for years to come. Step inside to find brand-new carpeting and recently painted interiors, creating a fresh and inviting atmosphere throughout. Perfectly positioned, this home is within walking distance of Fish Creek Park, offering access to nature trails and outdoor recreation, while also being conveniently close to shopping and schools for added convenience. Don't miss out on this meticulously cared-for home - schedule your private viewing today!**

Inclusions:  
Property Listed By: **NA  
CIR Realty**

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









