



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2197175**

Area: **Evergreen**

Listing Date: **02/25/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1993**  
Lot Information  
Lot Sz Ar: **5,338 sqft**  
Lot Shape: **5338 sqft**

Finished Floor Area

Abv Sqft: **1,520**  
Low Sqft:  
Ttl Sqft: **1,520**

DOM

**0**

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,Multiple Driveways**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),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
Living Room	Main	12`6" x 17`7"
Breakfast Nook	Main	7`2" x 13`11"
Foyer	Main	6`11" x 11`8"
Family Room	Main	17`2" x 11`11"
2pc Bathroom	Main	4`7" x 4`11"
Bedroom	Basement	13`8" x 10`10"
4pc Bathroom	Basement	8`5" x 4`11"

Room	Level	Dimensions
Dining Room	Main	13`6" x 12`2"
Bedroom - Primary	Main	17`2" x 10`11"
Kitchen	Main	12`5" x 14`11"
4pc Ensuite bath	Main	6`1" x 12`3"
Family Room	Basement	22`0" x 14`8"
Bedroom	Basement	12`11" x 11`0"
Game Room	Basement	36`0" x 27`8"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**9110328**

Remarks

Pub Rmks: **Nestled in a tranquil and quiet neighborhood, this exquisite beautifully designed BUNGALOW In Evergreen offers everything you need. Featuring 3 spacious bedrooms and 2.5 well-appointed bathrooms, this home is perfect for families or those seeking extra space. Enjoy the airy, open feel of the living areas, enhanced by stunning vaulted ceilings that create a sense of grandeur. The house features large, expansive windows that fill the space with natural light, creating a fresh and bright atmosphere. The living room is open and airy, seamlessly connecting to a formal dining area. While the casual breakfast nook—a charming little spot with a round table and comfy seating, perfect for sipping your morning coffee or enjoying a light meal. The nook is placed near the windows, offering a peaceful view of the outdoors. The design feels relaxed, with soft hues, wooden accents, and plants adding a touch of nature. It's a space that makes you feel at home right away. Step outside to a lush landscaped backyard—ideal for outdoor gatherings, relaxation, or gardening. It offers a peaceful view while you are preparing meals in the kitchen. Adjacent to the kitchen is a charming family room complete with built in shelves and and a fireplace. The main floor boasts a spacious master bedroom with a walk in closet and 4-piece ensuite with a soaking tub and a separate walk-in shower. The basement is partially finished that has two additional bedrooms, a full bathroom, another family room or recreation room and even more space for future development. Not to mention the DOUBLE-ATTACHED GARAGE for that optimum parking and extra storage. This home provides the perfect balance of comfort and tranquility, all while being conveniently close to shopping, dining, and schools. Just a few steps to Fish Creek Provincial Park and the C-train station for ultimate convenience. Don't miss out on this stunning bungalow—schedule a showing today and imagine the possibilities!**

Inclusions: **appliances, window coverings, lighting fixtures,**  
Property Listed By: **Real Broker**

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

















