



**86 Evergreen Common SW
Calgary, Alberta**

MLS # A2294319



\$830,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,410 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Over 2,400 Sq Ft Above Grade | 3 Bedrooms + Bonus Room | 2.5 Bathrooms | 9 ft Ceilings | Main Floor Laundry | Double Attached Garage | Quiet Street | Newer Roof & Siding. Welcome to this warm and inviting home nestled in the heart of Evergreen Estates. Offering over 2,400 sq ft above grade, this well-maintained property blends space, comfort, and functionality in a family-friendly community. The main floor features a bright and open layout with 9 ft ceilings, a spacious living area, and a formal dining space perfect for hosting. The kitchen flows nicely into the main living areas, creating an easy, connected feel for everyday living and entertaining. You’ll also find a convenient 2-piece bathroom and main floor laundry, adding to the home’s practicality. Upstairs, you’ll find three good-sized bedrooms along with a large bonus room that offers plenty of flexibility for a family lounge, home office, or play area. The primary bedroom includes a 5-piece ensuite with dual sinks, along with another full bathroom on the upper level for added convenience. The home also features newer siding and roof, giving you peace of mind on the exterior, along with a double attached garage, all situated on a quiet street. One of the biggest highlights is the location. Evergreen Estates offers an incredible lifestyle with nearby schools, parks, and pathways, and is just steps from Fish Creek Park. You’ll also have easy access to the LRT, shopping, and Stoney Trail, making commuting and daily errands a breeze. A solid, spacious home in a great community, ready for its next owner to enjoy.