



1656 Evergreen Hill SW
Calgary, Alberta

MLS # A2305555



\$1,298,000

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,853 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Environmental Reserve, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning, fully renovated bungalow nestled in the sought-after community of Evergreen — one of SW Calgary's most coveted neighbourhoods — offering the rare privilege of directly backing onto Fish Creek Provincial Park. Step out your back gate and into over 30 km of maintained pathways, green space, and natural wildlife corridors, all without leaving your backyard. No detail has been overlooked in this top-to-bottom renovation. The bright, open-concept main floor, with a designer kitchen complete with premium granite countertops, full-height cabinetry, Wolf gas stove, new Miele oven + microwave appliances, and a large central island — perfect for entertaining. The spacious living and dining areas are bathed in natural light and offer serene, unobstructed views of the park and mature trees beyond. The primary suite is a true retreat, complete with a spa-inspired ensuite boasting a walk-in tiled shower, double vanity, and heated floors. Additional bedrooms are generously sized with easy access to a beautifully updated main bathroom. The fully developed lower level offers exceptional additional living space — ideal as a rec room, home office — with upgraded Navien water system, water softener, and brand-new air-conditioning unit. The impressive garage not only provides ample space for your vehicles but also features brand new epoxy floors, ensuring durability and a sleek modern look. The slat wall storage paneling adds a practical touch, allowing you to organize tools and equipment efficiently while maximizing storage space. Enjoy summer evenings on the west-facing deck overlooking the park's natural canopy — a living backdrop that changes beautifully with every season. The upgraded low-maintenance landscaping, fully fenced yard offers privacy and direct park access.

Situated minutes from Stoney Trail, Costco, top-rated schools, and the Fish Creek LRT station, this home delivers the perfect balance of nature, luxury, and urban convenience. Properties backing Fish Creek at this level of finish are exceptionally rare — book your private showing today.