



**13919 Evergreen Street SW
Calgary, Alberta**

MLS # A2315096



\$759,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,106 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, No Back Lane, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, French Door, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

Inclusions: n/a

Excellent opportunity to step in to Evergreen Estates! 13919 Evergreen Street - a beautiful family home, with a NEWER ROOF (2020), great central location - just blocks to Fish Creek Park. Enjoy your west facing backyard with extended deck and loads of privacy. Entering the house, you will enjoy the beautiful foyer, grand vaulted ceilings, a main floor office, and formal living room / dining room. Enjoy the large family room with fireplace, with an open floor plan into the kitchen and eating nook. This home includes a main floor laundry room, as well as west windows with loads of natural light soaring through. With a lovely opening up to the 2nd floor, you will find the master bedroom offers 5-pc ensuite w/ tub, separate shower, and walk-in closet, 2 other generous sized bedrooms & 4-pc bath. The fully finished basement of 1184 sq. ft has tons of space, 4th bedroom, and 4 pc bath. A great house in a family friendly neighborhood, with schools and amenities nearby..