



GRASSROOTS
REALTY GROUP

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1504 Evergreen Hill SW
Calgary, Alberta

MLS # A2325834



\$1,290,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,552 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Insulated, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Environmental Reserve, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage shelving.		

Some homes have a good location. This one has a setting. Tucked onto a corner lot in EVERGREEN ESTATES — with no sidewalk to shovel and the back fence opening onto FISH CREEK PROVINCIAL PARK — this 2,552 sq. ft. two-storey trades the usual neighbour's window view for mature trees, parkland, and a genuine sense of privacy you rarely find this close to the city. Inside, vaulted ceilings lift the formal living and dining rooms, and a curved staircase sets the tone for a home that's been thoughtfully updated rather than simply maintained. The RENOVATED KITCHEN is the natural gathering point: granite counters, a spacious island with built-in wine storage, and high-end appliances including a five-burner induction cooktop, built-in wall oven and microwave, and an oversized sink. The eating nook opens directly to the stamped-concrete patio, so summer dinners drift easily from inside to out. Just off the kitchen, the sunken family room centres on a wood-burning fireplace with a gas starter—the easy-light kind you'll actually use—its lowered floor giving the space a cozy, defined feel. The main floor is built for how people really live: a dedicated home OFFICE, a convenient half bath, and main-floor laundry that keeps the day-to-day uncomplicated. Upstairs, double doors open to a primary suite that earns the word "retreat." It comes with its own private BALCONY, an updated walk-in closet, and a five-piece ensuite finished with HEATED FLOORS, a freestanding jetted soaker tub, an enclosed glass shower, and dual stone-topped vanities. Two additional bedrooms and a second full bathroom round out the upper level. Behind the finishes, the mechanicals are in order: a TANKLESS HOT WATER system (2024), two high-efficiency furnaces, triple-pane windows that frame the park views while keeping things quiet and warm,

plus an in-ground irrigation system to keep the landscaping effortless. The triple attached garage offers serious storage and workspace, with a freshly poured concrete slab. Hardwood floors, custom built-ins, solid wood interior doors (no hollow-core here), knockdown ceilings, and fresh interior and exterior paint carry quality throughout. Downstairs, the unfinished basement is a blank canvas—ready to become someone's dream rec room, home gym, or the ultimate man cave. The result is a move-in-ready estate home in one of Evergreen's most sought-after pockets—close to schools, shopping, and major routes, with the Fish Creek–Lacombe LRT station just a five-minute drive away, yet backing onto one of the largest urban parks in North America. Privacy, nature, and comfort, in equal measure.