



**14 Evergreen Common SW  
Calgary, Alberta**

**MLS # A2327294**



**\$775,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,402 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Dishwasher - Built in		

Evergreen Estates is one of Calgary's most sought-after southwest communities &mdash; and this is the address that puts you right in the middle of it with an unbeatable opportunity to access an exclusive address. Set on a quiet street with mature trees and an estate feel, this 2,401 sq. ft. two-storey has the bones that made the neighbourhood famous: generous rooms, a layout that works for real life, and a primary suite that genuinely feels like a retreat. The main floor offers a large living area, dedicated den, and main floor laundry. Upstairs, the primary bedroom (17'11" x 13'11") comes with a walk-in closet featuring custom shelving and a 5-piece ensuite. The bonus room (18'11" x 14'5") is large enough to be whatever your family needs it to be. Roof, eaves, and soffits replaced in 2023, garage door opener updated in 2025, and a stamped concrete patio that's ready for summer. The unfinished basement adds another 1,082 sq. ft. of opportunity &mdash; roughed-in plumbing already in place for your family, ready to make it your own. Fish Creek Park is steps away. Shawnessy shopping, Costco, and transit are minutes out. Public, Catholic, and private schools are all within reach.