



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

452 Evergreen Circle SW  
Calgary, Alberta

MLS # A2327765



**\$1,119,999**

|           |                                         |        |                   |
|-----------|-----------------------------------------|--------|-------------------|
| Division: | Evergreen                               |        |                   |
| Type:     | Residential/House                       |        |                   |
| Style:    | 2 Storey                                |        |                   |
| Size:     | 2,742 sq.ft.                            | Age:   | 2007 (19 yrs old) |
| Beds:     | 6                                       | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                  |        |                   |
| Lot Size: | 0.12 Acre                               |        |                   |
| Lot Feat: | Landscaped, Pie Shaped Lot, See Remarks |        |                   |

|             |                                                                                                            |            |     |
|-------------|------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Central, Natural Gas                                                                                       | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                          | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                            | Condo Fee: | -   |
| Basement:   | Full                                                                                                       | LLD:       | -   |
| Exterior:   | Stone, Stucco                                                                                              | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                            | Utilities: | -   |
| Features:   | Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Stone Counters, Vaulted Ceiling(s) |            |     |

**Inclusions:** Storage shed, doorbell camera, tv wall mounts, garage shelving, water filter

Welcome home to this beautifully updated walkout home tucked away on a quiet pie lot in the sought after community of Evergreen. Offering over 3,900 square feet of developed living space, six bedrooms, and exceptional indoor and outdoor living, this home is designed to accommodate growing families, multigenerational living, or those seeking additional flexibility. The bright and spacious main floor is filled with natural light and features an inviting open layout centred around a striking dual sided gas fireplace. The beautifully updated kitchen offers abundant cabinetry, granite countertops, a walk-in pantry, and generous workspace that makes everyday living and entertaining effortless. The breakfast nook opens onto the upper deck, creating an ideal setting for morning coffee or summer gatherings overlooking the landscaped backyard. Upstairs, four spacious bedrooms are complemented by a vaulted bonus room that provides the perfect space for family movie nights or a quiet retreat. The spacious primary suite offers a walk in closet and a well appointed five piece ensuite designed for relaxation. The fully developed walkout basement includes two additional bedrooms, a full bathroom, and a spacious living area with a kitchenette, providing outstanding flexibility for extended family or guests. Recent improvements include exterior painting, updated flooring, air conditioning, extensive landscaping, and thoughtful cosmetic updates throughout. The roof was replaced in 2022 and the hot water tank was replaced in 2020. Located just steps from Fish Creek Provincial Park, schools, playgrounds, and pathways, with quick access to Stoney Trail, this exceptional home combines space, comfort, and an outstanding location. Experience everything this Evergreen home has to offer by booking your private showing today.

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