



GRASSROOTS
REALTY GROUP

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14 Evergreen Common SW
Calgary, Alberta

MLS # A2342019



\$749,900

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

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: 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)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Dishwasher - Built in

Evergreen Estates is one of Calgary's most sought-after southwest communities — 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, including hail resistant shingles; 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 — 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.