$869,900 - 1625 Evergreen Drive Sw, Calgary

MLS® #A2229588

$869,900

4 Bedroom, 4.00 Bathroom, 2,539 sqft
Residential on 0.14 Acres

Evergreen, Calgary, Alberta

Outstanding opportunity to get into the estate-home community of Evergreen Estates! This custom-designed Landmark-built home offers dramatic architecture with seamless design and quality upgrades throughout. Two storey 18-foot ceilings and an elegant, curved staircase greet you upon entry. Formal principal rooms featuring upscale millwork, estate casing and baseboard, rich hardwood floors, oversized windows and designer carpets. The open-concept island kitchen features high-quality stainless steel appliances, including a gas stove, a large pantry, granite countertops, and upgraded lighting. The morning room, a perfect place to start your day, is drenched in light, features 11-foot ceilings, and offers access to the converted deck (now an enclosed 4-season room) to extend your summers, fall, and spring. Warm gas F.P., four full baths, romantic primary bedroom with a spa-inspired ensuite bath, double sinks, vanity space and an endless walk-in closet. Look down from the Romeo and Juliet balcony, which adds design and elegance. Secondary oversized bedrooms have either a built-in bench or desk. The main floor den has been temporarily converted into a bedroom, and a shower has been added in the laundry area to serve this room. Full basement development features a professionally constructed walk-up staircase to the yard, a second office or den, a family/media room, ample storage, a cold room, a 4th bedroom, and a full bath. Room

for a small desk space upstairs overlooking the foyer and living room, RO system, Kinetico water softener, 2 new hot water tanks (2022,2025), new humidifier, ceramic tile roof, built-in bar, huge driveway with enough parking for 6, easy to suite the basement subject to City approval, urban view from the upper levels, private mature landscaping, excellent condition and more. Walk to Fish Creek Park in seconds, close to the LRT, schools, shopping and the ring road.

Built in 1997

Essential Information

MLS® #	A2229588
Price	$869,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,539
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1625 Evergreen Drive Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y3H6

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated

| # of Garages | 2 |

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Glass Doors, Mantle, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Barbecue, BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot, Street Lighting, Treed, Interior Lot
Roof	Clay Tile
Construction	Stone, Stucco, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	1
Zoning	R-G

Listing Details

Listing Office	RE/MAX Realty Professionals