$875,000 - 116 Evergreen Way Sw, Calgary

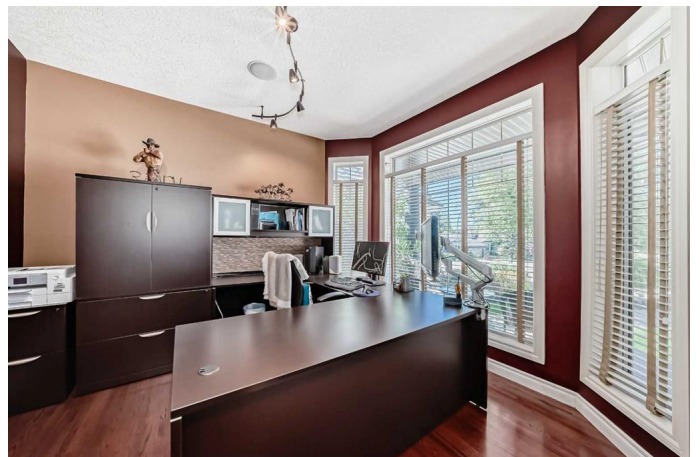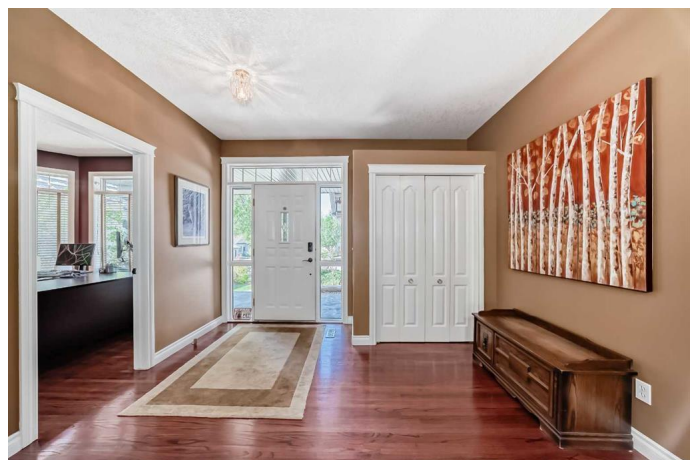MLS® #A2224858

$875,000

3 Bedroom, 4.00 Bathroom, 2,159 sqft
Residential on 0.12 Acres

Evergreen, Calgary, Alberta

Offered for the first time by the original owner, this well-cared-for two-storey home offers over 2,150 ftÂ² of functional space in a prime location, just steps from Fish Creek Park. A large, welcoming foyer sets the tone as you enter. Oak hardwood flows throughout the main level, which includes a front office with French doors and a spacious living room with vaulted ceilings, two skylights, and a wood-burning fireplace. The bright white kitchen features a breakfast nook, vaulted ceilings, a walk-in pantry, granite counters, gas stove, hot water dispenser, and garburator. Upstairs, youâ€™ll find 3 bedrooms, including a generous primary suite with a custom walk-in closet by California Closets, and a renovated 4-piece ensuite complete with heated floors, an oversized walk-in shower, and a skylight that fills the space with natural light. The basement is made for good timesâ€"complete with a wet bar (yes, the floor is heated!), a wine cellar, two fun rec zones, and a cozy family room thatâ€™s just waiting for playoff nights and popcorn. A renovated 4-piece bathroom with a steam shower and a guest room with a built-in dresser complete the lower level. The south-facing backyard is an outdoor highlight. Enjoy the expansive deck with a hot tub, an outdoor kitchen with granite counter, natural gas BBQ, bar fridge, and a stamped concrete patio with a built-in fire pit. Raised garden beds, drip irrigation, established perennials, and mature trees offer privacy and low-maintenance beauty. Thereâ€™s also a

covered side patio for added outdoor living. Additional features include C/A, C/Vac, a heated garage with a wash tub, rear heated water tap, water softener, newer water heater (2021), and shingles replaced around 2020. This is a well-built, feature-packed home filled with thoughtful built-ins, set in a prime location and ready for its next chapter. Be sure to click on the virtual tour!

Built in 1997

Essential Information

MLS® #	A2224858
Price	$875,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,159
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	116 Evergreen Way Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K8

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front,

| | Heated Garage, Aggregate |
| # of Garages | 2 |

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Outdoor Kitchen
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	7
Zoning	R-G
HOA Fees Freq.	ANN

Listing Details

| Listing Office | Century 21 Bamber Realty LTD. |