

# \$640,000 - 1567 Evergreen Drive Sw, Calgary

MLS® #A2266781

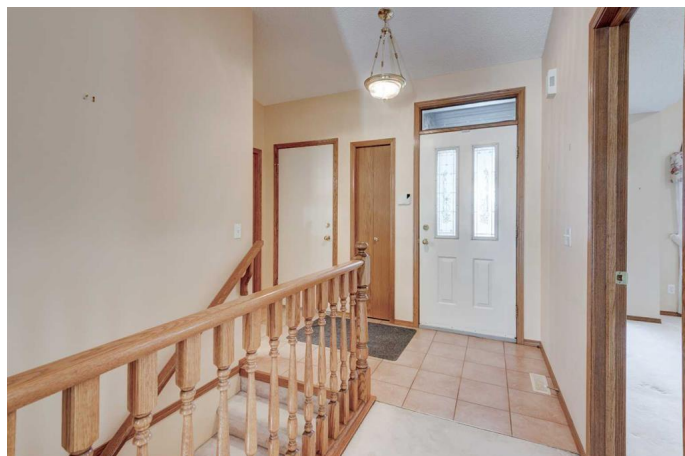
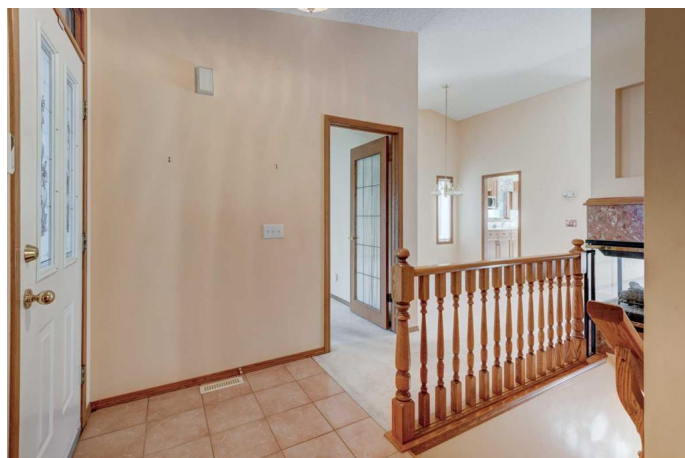
**\$640,000**

2 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.12 Acres

Evergreen, Calgary, Alberta

You are invited to discover this exceptional 1,522 sqft bungalow nestled in the highly sought-after, family-friendly community of Evergreen Estates. This home offers a perfect blend of sophisticated design, abundant natural light, and immense potential, making it an incredible value. Step inside and be instantly captivated by the high ceilings and the airy, open feel. The spacious living Room is the heart of the home, where you can unwind in front of the elegant three-sided gas fireplace on a crisp evening, creating an atmosphere of cozy refinement. Culinary adventures await in the well-appointed kitchen, which boasts ample cabinetry and counter space, and flows seamlessly into a charming breakfast nook. For larger gatherings, the adjacent dining room provides the ideal setting for entertaining guests and creating lasting memories. A true jewel of this home is the serene solarium a bright, warm retreat perfect for savoring your morning coffee or showcasing your favorite botanical collection year-round. Retreat to the luxurious primary suite, a sanctuary of comfort featuring a generously sized walk-in closet and a spa-like 4-piece ensuite complete with a relaxing jetted tub. The main floor is completed by a convenient laundry room and a discreet powder room. The home offers a fantastic canvas for expansion with its partially finished basement. Already featuring a large additional bedroom with a walk-in closet and a 4-piece bathroom, completing this level means you



can effortlessly double your living area, making it an ideal solution for large or multi-generational families seeking customizable space. Outside, the fenced, sunny south-facing backyard is a delightful oasis, basking in afternoon sun. Gardeners will appreciate the established, low-maintenance landscaping that provides year-round beauty. The location is unparalleled, placing you just minutes from all modern amenities: schools, shopping, and public transit are easily accessible. Enjoy swift access to Stoney Trail and the vast natural playground of Fish Creek Park. This property is a rare find offering exceptional quality and lifestyle, don't let this opportunity pass you by. Book your private showing today!

Built in 1993

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266781    |
| Price          | \$640,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,523       |
| Acres          | 0.12        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1567 Evergreen Drive Sw |
| Subdivision | Evergreen               |
| City        | Calgary                 |
| County      | Calgary                 |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2Y 3B7 |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 4                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | High Ceilings, Jetted Tub, Storage                                        |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas, Living Room, Three-Sided                                             |
| Has Basement      | Yes                                                                       |
| Basement          | Full                                                                      |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                   |
| Lot Description   | Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Cedar Shake                                                                                            |
| Construction      | Brick, Stucco, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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