

# \$874,000 - 479 Evergreen Circle Sw, Calgary

MLS® #A2223513

**\$874,000**

6 Bedroom, 4.00 Bathroom, 2,394 sqft

Residential on 0.12 Acres

Evergreen, Calgary, Alberta

**\*\*OPEN HOUSE Saturday May 31st 2-4pm\*\***

Terrific Value in Evergreen Estates! Welcome to this stunning executive 6-bedroom family home with a fully developed walk-out basement, ideally located in the highly sought-after Evergreen Estates. Offering exceptional space, smart design, and high-end finishes, this property is perfect for families seeking both comfort and functionality. Step inside to a thoughtful layout that begins with a warm and inviting front living room—perfect as a cozy sitting area or a formal dining space. Down the hall, the heart of the home unfolds into an expansive family room with a gas fireplace, seamlessly connected to a bright dining nook and a chef-inspired kitchen. The kitchen is a standout with its eat-up bar, granite countertops, stainless steel appliances, and abundant cabinetry. The main floor also features a built-in workspace—ideal for remote work or homework time—adding to the home's versatility and convenience. Upstairs, bask in the natural light of a sunny south-facing bonus room, accompanied by four generously sized bedrooms. The luxurious primary suite includes a spacious 4-piece ensuite and a massive walk-in closet that cleverly connects to the upper-level laundry room via a cheater door. A second full bathroom completes this upper level. The walk-out basement is a true highlight, offering high ceilings, a large family/rec room with a stylish bar area, and two additional bedrooms. One is oversized with a substantial walk-in



closetâ€”perfect for added storageâ€”while the other is bright and currently used as a home office. A modern 3-piece bathroom with a walk-in shower adds the final touch to this well-designed lower level. Enjoy plenty of storage throughout, and step outside to a fully fenced backyard featuring a dog runâ€”ideal for pets and family fun alike. Nestled on a quiet street and within walking distance to schools, transit, and Fish Creek Park, this is a rare opportunity to own a spacious, move-in-ready home in one of Calgaryâ€™s premier neighbourhoods. A wonderful place to call homeâ€”donâ€™t miss out!

Built in 2009

### Essential Information

MLS® #	A2223513
Price	\$874,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,394
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	479 Evergreen Circle Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0H2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	16
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Benchmark
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