

# \$975,000 - 71 Evercreek Bluffs View Sw, Calgary

MLS® #A2232569

**\$975,000**

3 Bedroom, 3.00 Bathroom, 1,550 sqft  
Residential on 0.13 Acres

Evergreen, Calgary, Alberta

A rare opportunity for those looking to downsize without compromise—this meticulously maintained walkout bungalow is located in the peaceful, villa-style enclave of Evercreek Bluffs. Nestled at the end of a quiet cul-de-sac on a large pie-shaped lot, this home backs onto green space with direct pathway access to Fish Creek Park—perfect for nature walks and quiet mornings.

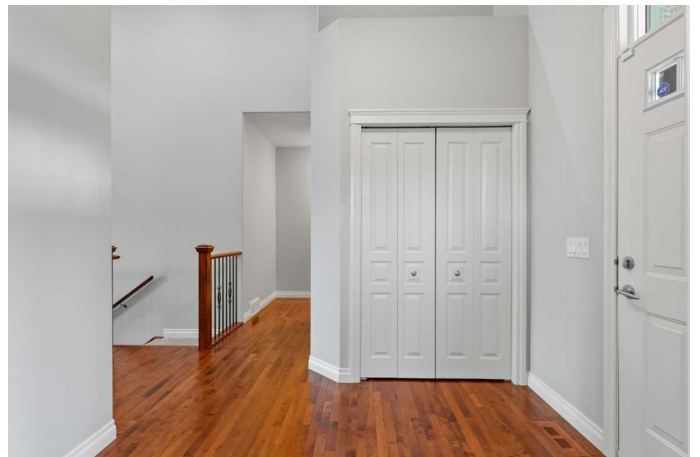
Designed for easy, low-maintenance living, the main level features vaulted ceilings, hardwood flooring, and large windows that fill the home with natural light. The upgraded kitchen offers granite countertops and quality cabinetry. The spacious living room and formal dining area create a comfortable and elegant space for everyday living or hosting family.

The primary suite includes a walk-in closet with custom built-ins and a spa-like ensuite with dual sinks, a jetted tub, and glass shower. A front office, laundry room, and powder room complete the main floor—offering everything you need on one level.

The walkout basement is ideal for guests or hobbies, featuring a large rec room, two bedrooms, a full bathroom, plus rough-ins for a home theatre.

Additional highlights include A/C, Hunter Douglas blinds, built-in speakers, vacuflo, water softener, and an awning for shade on the upper balcony.

A quiet, well-kept community of mature homeowners and a home that offers both comfort and convenience—this is villa living



at its best.

Built in 2005

### **Essential Information**

MLS® #	A2232569
Price	\$975,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### **Community Information**

Address	71 Evercreek Bluffs View Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4P5

### **Amenities**

Amenities	Park, Playground
Utilities	Natural Gas Connected, High Speed Internet Available, Sewer Connected, Garbage Collection, Heating Paid For, Phone Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite
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	Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), BBQ gas line, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, Pie Shaped Lot, Sloped Down, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	MON

## Listing Details

Listing Office	CIR Realty
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