

# \$739,900 - 196 Everwoods Green Sw, Calgary

MLS® #A2250726

**\$739,900**

5 Bedroom, 4.00 Bathroom, 2,255 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

OPEN HOUSE SUN Oct 5th from 2 to 4.

Beautiful Home in Evergreen | Facing a Park |

5 Bedrooms + Bonus Room | 9 ft Ceilings |

Finished Basement Welcome to this beautifully

maintained and thoughtfully updated home in

the heart of Evergreen, located directly across

from a peaceful green space with a

children's play area. This family-friendly

location is just a short walk to Fish Creek Park,

top-rated schools, and offers quick access to

Stoney Trail far enough to avoid noise, but

close enough for ultimate convenience. Main

Floor Highlights: 9 ft ceilings for an airy,

spacious feel Updated kitchen featuring white

cabinets, quartz countertops, white tile

backsplash, and a large walk-in pantry

Open-concept living and dining space, plus a

separate front seating area with a stunning

double-sided fireplace New modern light

fixtures and fresh paint throughout Main floor

laundry for convenience Elegant rounded

corners and built-in wall features for added

character Upper Floor: Three generous

bedrooms, each with walk-in closets Spacious

primary suite with large ensuite featuring a

soaker tub and freestanding shower Second

full bathroom upstairs Bright and versatile

bonus room with views of the green space

Quality carpet (installed just 4 years ago) in

excellent condition Built-in bookshelf adds

charm and storage Finished Basement: 9 ft

ceilings and large windows for a bright and

open feel Two spacious bedrooms with closets

Large open living space and full bathroom



New furnace and humidifier installed in Dec 2023 (valued at \$8,000) Exterior & Additional Features: Oversized attached garage “ fully finished and painted Low-maintenance composite deck with sleek aluminum railings Roof replaced in 2021 with durable asphalt shingles Security system installed Central vacuum system roughed-in Two bus stops (Routes 11 & 12) within a 2-minute walk Close to Costco, LRT stations, and major routes for easy commuting This home is truly move-in ready, offering space, comfort, and thoughtful upgrades throughout. A perfect match for growing families, multi-generational living, or investors.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250726    |
| Price          | \$739,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,255       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 196 Everwoods Green Sw |
| Subdivision | Evergreen              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 0B7                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop                                               |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                            |
| Fireplaces        | Double Sided, Electric                                                                                                                       |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                               |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Lighting, Playground        |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 58                |
| Zoning         | R-G               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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