

# \$770,900 - 194 Everglen Crescent Sw, Calgary

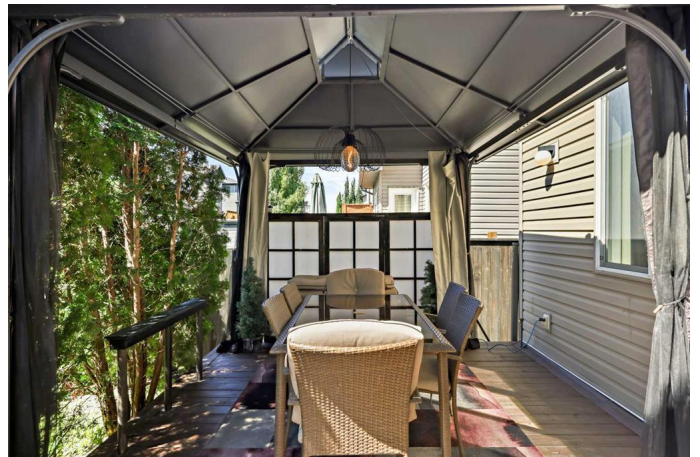
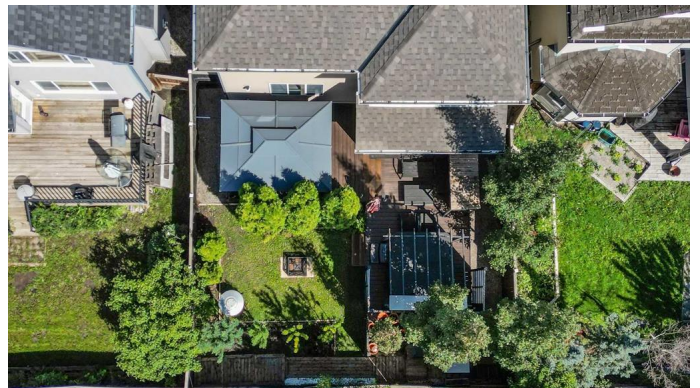
MLS® #A2243302

**\$770,900**

5 Bedroom, 4.00 Bathroom, 2,356 sqft  
Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Jewel of a Deal! Located in a prime and desirable Evergreen community, the home is conveniently steps away from the Our Lady of the Evergreens School, two bus stops (Bus 11 and 12), walking paths, scenic ponds, playgrounds, shopping and Fish Creek Park and short drive to Costco, the LRT stations, and the new Stoney Trail exitâ€”making daily life both easy and enjoyable. This exceptionally well-maintained, squeaky-clean home offers nearly 3,345 sq ft of beautifully developed living space and is proudly presented by its original owners. Designed with an urban lifestyle in mind, this upgraded two-storey home features a total of five bedrooms (three up, two down), three-and-a-half bathrooms, a main floor office, upper bonus room, and a fully finished basementâ€”ideal for large families or multigenerational living. The open-concept main floor boasts 9-foot ceilings and rich hardwood flooring, offering a welcoming flow from the front entrance through to the spacious great room and dining nook. The chef-inspired kitchen is perfect for entertaining and everyday living, featuring stained maple shaker cabinetry, granite countertops, a stylish tiled backsplash, upgraded stainless steel appliances, oversized pantry storage, and a central island with a raised eating bar and under-mount sink. Thoughtfully upgraded throughout, the home includes built-in ceiling speakers, designer lighting and plumbing fixtures, stone-surround gas fireplace,



oversized baseboards, and elegant casing details. Upstairs, the spacious primary suite is your private retreat with a spa-inspired ensuite offering a deep soaker tub, separate shower, and a large walk-in closet. Two additional bedrooms with a jack and jill full bathroom, an upper laundry room with storage space, linen closet, and a generous 21' x 12' bonus room complete the upper level. The professionally finished basement is ready for extended family or guests, with a large 16' x 14' recreation room, wet bar, two additional bedrooms, a full bathroom, second laundry area, and ample storage. Outside, enjoy your beautifully landscaped south-facing backyard complete with a firepit, a hot tub (included) area, mature trees, and a large 15' x 12' wood deck with gazebo—creating a private outdoor oasis for summer evenings and weekend relaxation. Additional features include asphalt shingles replaced in 2023, a rough-in vacuum system, a security system rough-in, an oversized, fully insulated double attached garage and striking curb appeal with stonework and a covered front porch entry. This move-in-ready home offers excellent value and flexible possession. Call your friendly REALTOR® today to schedule your private viewing and see why this truly is a jewel of a deal!

Built in 2007

**Essential Information**

MLS® #	A2243302
Price	\$770,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,356
Acres	0.09
Year Built	2007

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	194 Everglen Crescent Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5E6

### Amenities

Amenities	Park, Playground, Dog Park
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Front, Concrete Driveway, Side By Side
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Wet Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Private Yard, Rain Gutters, Covered Courtyard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Private, Rectangular Lot, Street Lighting, Treed, Gazebo, Interior Lot, Yard Lights

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	49
Zoning	R-G

### **Listing Details**

Listing Office	Jayman Realty Inc.
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