

69 Evergreen Crescent SW  
Calgary, Alberta

MLS # A2280647



**\$889,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,692 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, I		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings-All, Shelving Units in Basement

Welcome to 69 Evergreen Crescent: a well-maintained single family home with over 1,600 square feet on the main floor, a fully finished walkout basement, and direct park access. Located on a quiet street with no neighbours behind, this home offers space, updates, and everyday comfort in one of southwest Calgary's most connected communities. Step inside to find a formal dining room just off the entry—perfect for entertaining or flexible use. The main level features hardwood floors, high ceilings, and a bright, east-facing living area that opens to a balcony overlooking the park. The kitchen, dining, and living spaces flow together for effortless daily living. Upstairs includes two bedrooms and two full bathrooms, including a generous primary suite with ensuite. Downstairs, the finished walkout basement adds two more large bedrooms, a third full bath, and a full wet bar—ideal for hosting or multi-generational living. The lower patio steps out to green space and the neighbourhood pathway system. Recent updates include replaced roof shakes, a new circuit board in the fridge, and a recent furnace service for added peace of mind. The property also features an underground sprinkler system, a double attached garage, and plenty of storage. With nearby access to Stoney Trail, Evergreen schools, shopping, transit, and walking paths, this home offers lasting value and a layout that works for families or down-sizers alike.