

\$759,000 - 196 Everwoods Green Sw, Calgary

MLS® #A2250726

\$759,000

5 Bedroom, 4.00 Bathroom, 2,255 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

OPEN HOUSE SUNDAY AUG24TH 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
Potential for legal suite conversion with space for a kitchen
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 looking for suite potential.

Built in 2005

Essential Information

MLS® #	A2250726
Price	\$759,000
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, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
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 3
Zoning R-G

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.