

# \$799,900 - 74 Evergreen Bay Sw, Calgary

MLS® #A2261025

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,564 sqft

Single Family on 0.12 Acres

Evergreen, Calgary, Alberta

Open house Saturday October 11 2025 1-3 Pm Excellent opportunity in this highly sought-after fee-simple detached bungalow villa complex in Evergreen Estates.

\$164/month includes snow removal and landscaping, allowing you to enjoy a carefree lifestyle in a detached bungalow. Nicely upgraded and maintained home features soaring vaulted ceilings, rich 3/4" white oak hardwood floors, a newer kitchen with full-height cabinets, quartz counter tops, stainless steel appliances and tile backsplash. Large primary bedroom with a lavish renovated en-suite and main floor bath with an oversized 10mil glass shower, granite vanities, tile floors, under-mount sinks, and upgraded faucets. Full basement development offers a third bedroom, a huge family room with, a cozy wet bar, a full bath, a craft room/second office, and a workshop. New furnace and hot water tank, new water softener, rebuilt composite rear deck, triple pane windows with metal clad exterior frames, new gutters, newer garage door and opener, some upgraded blinds, new front and rear doors and more. This property has been professionally maintained, and mechanical components have been serviced regularly since the owners purchased the home. Walk to Fish Creek Park in seconds from this home or enjoy the amazing network of community pathways. Great access to the ring road, shopping and schools. Evergreen Estates is a truly "Estate" home community with only single-family homes, large lots, very



low density and mature trees throughout the community. The sellers have only occupied the home for seven months a year since they have owned it. (id:6289)

Built in 1994

**Essential Information**

Listing #	A2261025
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Square Footage	1,564
Acres	0.12
Year Built	1994
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	74 Evergreen Bay Sw
Subdivision	Evergreen
City	Calgary
Province	Alberta
Postal Code	T2Y3E9

**Amenities**

Amenities	Park, Playground, Schools, Shopping, Other
Features	Cul-de-sac, Treed, Other, Wet bar, Closet Organizers, Level
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Freezer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped, Lawn, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Realty Professionals



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