

# \$869,900 - 1625 Evergreen Drive Sw, Calgary

MLS® #A2249268

**\$869,900**

5 Bedroom, 4.00 Bathroom, 2,539 sqft  
Residential on 0.14 Acres

Evergreen, Calgary, Alberta

Outstanding opportunity to get into the estate-home community of Evergreen Estates! This custom-designed Landmark-built home offers dramatic architecture with seamless design and quality upgrades throughout. Two storey 18-foot ceilings and an elegant, curved staircase greet you upon entry. Formal principal rooms featuring upscale millwork, estate casing and baseboard, rich hardwood floors, oversized windows and designer carpets. The open-concept island kitchen features high-quality stainless steel appliances, including a gas stove, a large pantry, granite countertops, and upgraded lighting. The morning room, a perfect place to start your day, is drenched in light, features 11-foot ceilings, and offers access to the converted deck (now an enclosed 4-season room) to extend your summers, fall, and spring. Warm gas F.P., four full baths, romantic primary bedroom with a spa-inspired ensuite bath, double sinks, vanity space and an endless walk-in closet. Look down from the Romeo and Juliet balcony, which adds design and elegance. Secondary oversized bedrooms have either a built-in bench or desk. The main floor den has been temporarily converted into a bedroom, and a shower has been added in the laundry area to serve this room. Full basement development features a professionally constructed walk-up staircase to the yard, a second office or den, a family/media room, ample storage, a cold room, a 4th bedroom, and a full bath. Room



for a small desk space upstairs overlooking the foyer and living room, RO system, Kinetico water softener, 2 new hot water tanks (2022,2025), new humidifier, ceramic tile roof, built-in bar, huge driveway with enough parking for 6, easy to suite the basement subject to City approval, urban view from the upper levels, private mature landscaping, excellent condition and more. Walk to Fish Creek Park in seconds, close to the LRT, schools, shopping and the ring road.

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249268    |
| Price          | \$869,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,539       |
| Acres          | 0.14        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1625 Evergreen Drive Sw |
| Subdivision | Evergreen               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y3H6                  |

**Amenities**

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                               |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Front Drive |

# of Garages 2

## Interior

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Crown Molding

Appliances Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Water Softener

Heating Fireplace(s), Forced Air, Natural Gas, Mid Efficiency

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Glass Doors, Mantle, Raised Hearth

Has Basement Yes

Basement Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features BBQ gas line, Private Yard, Barbecue

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot, Street Lighting, Treed, Interior Lot

Roof Clay Tile

Construction Stone, Stucco, Wood Frame, Silent Floor Joists

Foundation Poured Concrete

## Additional Information

Date Listed August 16th, 2025

Days on Market 11

Zoning R-G

## Listing Details

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.