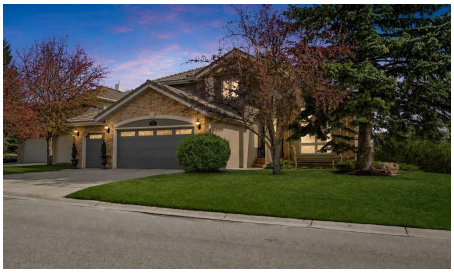
1504 Evergreen Hill SW

Calgary | Active | MLS® A2354829

$1,188,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1989**	**2,552.06 sq. ft.**

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Listed by The Real Estate District

A closer look

Backing onto a private green space and FISH CREEK PARK, this 2,552 sq. ft. two-storey sits on a corner lot in EVERGREEN ESTATES, with mature trees, no sidewalk to shovel and no neighbours behind. Inside, vaulted ceilings lift the formal living and dining rooms, and a curved staircase sets the tone for a home that has been updated, not just maintained.

The RENOVATED KITCHEN is the centre of the home: granite counters, a large island with built-in wine storage, a five-burner induction cooktop, built-in wall oven and microwave, and an oversized sink. The eating nook opens to a stamped-concrete patio for easy indoor-outdoor dinners, and just off the kitchen, the sunken family room features a wood-burning fireplace with a gas starter. The main floor also includes a dedicated home OFFICE, a half bath and main-floor laundry.

Upstairs, double doors open to a primary suite with a private BALCONY, an updated walk-in closet and a five-piece ensuite with HEATED FLOORS, a freestanding jetted soaker tub, an enclosed glass shower and dual stone-topped vanities. Two more bedrooms and a second full bathroom complete the upper level.

The mechanicals are in order: TANKLESS HOT WATER (2024), two high-efficiency furnaces, TRIPLE-PANE windows that frame the park views and keep things quiet, and an in-ground irrigation system. The triple attached garage has a freshly poured concrete slab. Hardwood floors, custom built-ins, solid wood interior doors and knockdown ceilings carry through the home.

The unfinished basement is ready for your own plan: a rec room, gym or media space. Close to schools, shopping and major routes, with the Fish Creek-Lacombe LRT station about a five-minute drive away. The home is a move-in-ready estate home adjacent to one of the largest urban parks in North America. Come home to enjoy the privacy, nature, and comfort of 1504 Evergreen Hill SW.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354829
Bedrooms	3
Bathrooms	3
Year Built	1989
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,552.06 sq. ft.
Main Level Finished Area:	1,449.91 sq. ft.
Below Grade Finished Area:	1,350.61 sq. ft.
Acreage:	No
Lot Area:	8,331 sq. ft.
Lot Frontage:	102'1"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1989 (Age: 37)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9010229
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House

Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas Starter, Glass Doors, Wood Burning
Garage:	Yes
Garage Spaces:	3
Parking:	Driveway, Insulated, Triple Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Evergreen (Calgary)
Appliances:	Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Inclusions:	Ceiling Fan(s)
Restrictions:	Restrictive Covenant
Main Floor	Breakfast Nook · 12'3" × 11'6" ·
Main Floor	Dining Room · 13' × 11'6" ·
Main Floor	Family Room · 16' × 14'4" ·
Main Floor	Kitchen · 15'1" × 12'2" ·
Main Floor	Laundry · 13'6" × 8'3" ·
Main Floor	Office · 13'10" × 9'1" ·
2nd Floor	Bedroom · 12'5" × 10'1" ·
2nd Floor	Bedroom · 13'9" × 10'9" ·

2nd Floor	Bedroom - Primary · 16'11" × 16'6" ·
2nd Floor	Walk-In Closet · 10'8" × 7'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony, Garden, Private Yard
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Backs on to Park/Green Space, Corner Lot, Environmental Reserve, Garden, Landscaped, Lawn, Many Trees, No Back Lane, No Neighbours Behind, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-1
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1504-evergreen-hill-sw-calgary-a2354829/

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