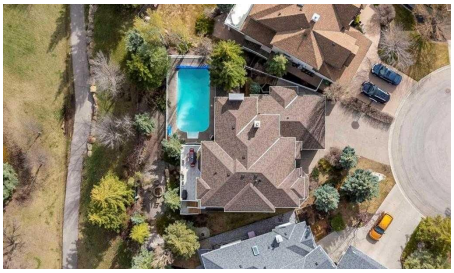
216 Evergreen Heath SW

Calgary | Active | MLS® A2348505

$1,650,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1993**	**3,180.15 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

POLY B REPLACED • 8,578 SQ FT PIE LOT • 4,870+ SQ FT DEVELOPED • WALKOUT • POOL • GREEN SPACE.

Set on an expansive 8,578 sq ft pie-shaped lot at the end of a quiet cul-de-sac in Evergreen Estates, this exceptional residence offers over 4,870 sq ft of developed living space, including a fully finished walkout basement. Elevated above the surrounding landscape and backing onto green space with no rear neighbours, the property offers an exceptional sense of privacy and a setting that feels more like a private estate.

Inside, the impressive scale and quality are immediately apparent. A grand dual-access staircase, luxury crystal chandelier and custom millwork create a striking first impression, while the thoughtfully designed layout provides an ideal balance of elegant entertaining and comfortable everyday living. The acoustically designed piano room offers a distinctive space for music and entertaining and could easily serve as an elegant lounge or whisky room.

The chef-inspired kitchen is designed for entertaining, featuring Sub-Zero refrigeration, double wall ovens, two dishwashers and a professional-grade gas range. The kitchen connects seamlessly with the formal dining and main living areas, while a second Sub-Zero refrigerator on the lower level adds convenience. A built-in sound system throughout the home further enhances the entertaining experience.

Designed with comfort in mind, the home features in-floor heating, two furnaces and two boilers. The spacious primary suite offers a private retreat with a hidden dressing room and spa-inspired ensuite, complemented by generously sized secondary bedrooms.

The fully finished walkout level provides exceptional lifestyle flexibility with a media area, games room, wet bar and versatile spaces suitable for a home office, gym or additional guest accommodations.

Outside, the property delivers a private resort-style setting surrounded by mature landscaping. The backyard features a fully integrated in-ground pool, gazebo and large gas fire pit, creating an exceptional space for summer entertaining. The pool heat exchanger and copper piping have been replaced, while Poly-B piping has been removed, providing important updates and added peace of mind.

Backing onto green space with no homes behind, the elevated backyard offers exceptional privacy and tranquillity, with Fish Creek Park just moments away.

A rare opportunity to own an exceptional Evergreen Estates property offering remarkable scale, quality, privacy and outdoor living on one of the community's standout lots. Showings are by appointment only, with limited showing times available.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2348505
Bedrooms	4
Bathrooms	4
Year Built	1993
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:	3,180.15 sq. ft.
Main Level Finished Area:	1,617.68 sq. ft.
Upper Level Finished Area:	1,326.54 sq. ft.
Below Grade Finished Area:	1,552.62 sq. ft.
Acreage:	No
Lot Area:	8,578 sq. ft.
Lot Frontage:	109'
Front Exposure:	West
Unit Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1993 (Age: 33)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4

Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9410111
Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Granite, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Evergreen (Calgary)

Appliances:	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator
Inclusions:	Built-In Refrigerator(2), Dryer, Freezer, Gas Cooktop, Microwave, Range Hood, Washer
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Breakfast Nook · 18' × 13'1" ·
Main Floor	Walk-In Closet · 5'8" × 2' ·
Main Floor	Dining Room · 16'11" × 12'10" ·
Main Floor	Family Room · 19'6" × 14'11" ·
Main Floor	Foyer · 11' × 6'6" ·
Main Floor	Kitchen · 17'4" × 11'9" ·
Main Floor	Living Room · 15'5" × 13' ·
Main Floor	Mud Room · 12'8" × 9'3" ·
2nd Floor	Bedroom · 12'7" × 11'7" ·
2nd Floor	Bedroom · 14'3" × 13'3" ·
2nd Floor	Bedroom · 13'2" × 9'10" ·
2nd Floor	Bedroom - Primary · 19'7" × 14'11" ·
Basement	Walk-In Closet · 12'2" × 4'6" ·
Basement	Den · 15'1" × 11'11" ·
Basement	Family Room · 14'7" × 13'11" ·
Basement	Office · 14' × 11'11" ·
Basement	Game Room · 25'2" × 14'10" ·
Basement	Furnace/Utility Room · 35'3" × 16'1" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)

Interior Features:	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Chandelier, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound
Exterior Features:	Balcony, BBQ gas line, Covered Courtyard, Fire Pit, Garden, Lighting
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Yard, Front Yard, Gazebo, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Private, Sloped, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-G
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/216-evergreen-heath-sw-calgary-a2348505/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.