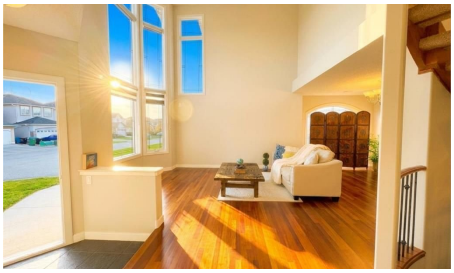
# 329 EVERGLADE Circle SW

Calgary | Active | MLS® A2357368

**$1,299,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **6** | **4** | **2004** | **2,593 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Royal LePage Blue Sky

# A closer look

A sense of tranquil grandeur defines this extraordinary 2,593 sq. ft. executive estate, commandingly positioned on a prominent corner lot in prestigious Evergreen. Arrive via a private, side-load driveway leading to your secluded garage entry, setting a tone of understated exclusivity before you even step inside.

The foyer unfolds into a dramatic receiving room featuring soaring double-height ceilings and rich hardwood floors, where the sunny, high-volume space connects seamlessly to a refined formal dining area. Beyond, the home flows into an expansive main living room anchored by a warm, inviting fireplace and adjoined by a sunlit breakfast nook. From here, step directly out onto a private balcony overlooking the screened patio and manicured backyard below. The gourmet kitchen is a culinary masterpiece, featuring a central island and a functional pantry.

Ascend the central spiral staircase-accented with custom black metal railings-to an impressive open-air gallery overlooking the grand receiving room below. The primary sanctuary is a true retreat, entered through double French doors and featuring its own private balcony overlooking the side of the house with scenic views of the road below for fresh morning air, accompanied by an opulent 5-piece ensuite bath and an expansive walk-in closet. A generous bonus room, three additional upper bedrooms, a second upper ensuite, and a quiet reading nook with elevated neighborhood views complete this upper level.

The lower level is a dedicated entertainment venue, boasting a home theatre with a projector setup, a billiards area with overhead lighting, a wet bar with a drink chiller, plus two extra bedrooms and a full bath. Positioned steps from Fish Creek Park, top schools, and local amenities, this residence offers an uncompromised blend of architectural elegance and refined community living.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2357368 |
| **Bedrooms** | 6 |
| **Bathrooms** | 4 |
| **Year Built** | 2004 |
| **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 Split |
| **Total Living Area:** | 2,593 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 5,597 sq. ft. |
| **Lot Frontage:** | 57'2" |
| **Front Exposure:** | South |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 10 |
| **Year built:** | 2004 (Age: 22) |
| **Bedrooms:** | 6 (Above Grd: 4) |
| **Bedrooms Above Grade:** | 4 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0214089 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Walk Out |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |

| | |
|---|---|
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Linoleum |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Main Level |
| **City Quadrant:** | Southwest |
| **Community:** | Evergreen (Calgary) |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Family Room · 16'6" × 14'6" · |
| **Main Floor** | Living Room · 14'11" × 11'9" · |
| **Main Floor** | Office · 11'9" × 9'10" · |
| **Main Floor** | Breakfast Nook · 11' × 10' · |
| **Main Floor** | Eat in Kitchen · 13'9" × 12'6" · |
| **Main Floor** | Dining Room · 13'6" × 9' · |
| **Upper Level** | Bonus Room · 16'6" × 14'6" · |
| **Upper Level** | Bedroom - Primary · 20'9" × 13'6" · |
| **Upper Level** | Bedroom · 12' × 9'2" · |
| **Upper Level** | Bedroom · 15' × 9'2" · |

| | |
|---|---|
| **Upper Level** | Bedroom · 15'10" × 9'6" · |
| **Basement** | Media Room · 19'8" × 14'9" · |
| **Basement** | Game Room · 13'1" × 11'10" · |
| **Basement** | Bedroom · 12'5" × 12'5" · |
| **Basement** | Bedroom · 13' × 9'6" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, Pantry, See Remarks, Separate Entrance |
| **Exterior Features:** | Balcony, Courtyard, Other |
| **Patio And Porch Features:** | Patio, Screened |
| **Lot Features:** | Back Yard, Corner Lot, Few Trees, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-1 |
| **Listed Date:** | Nov 07, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/329-everglade-circle-sw-calgary-a2357368/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 25, 2026 at 06:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.