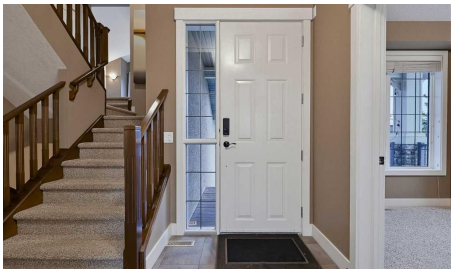
36 Evergreen Square SW

Calgary | Active | MLS® A2355058

$938,000









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**2004**	**2,559 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Not often does a 6-bedroom, 3.5-bathroom home like this come on the market! Built by California Homes, this spacious home offers thoughtfully designed living space, perfect for a growing family. Ideally situated on a quiet crescent in the desirable community of Evergreen Estates, right next to a playground, this home combines comfort, space, and family-friendly living. The upper-level features four generously sized bedrooms and a bright, spacious bonus room with a gas fireplace, perfect for family movie nights. The main floor boasts 9-foot ceilings, a dedicated office, a convenient laundry room, and a well-designed kitchen with a large island and an expansive dining area, flowing seamlessly into the spacious living room with a second gas fireplace. The professionally developed basement features high ceilings, a large recreation room, a 3-piece bathroom, two additional bedrooms, and a flexible room with a Murphy bed, offering excellent space for guests, extended family, or a home gym. Enjoy the beautifully landscaped backyard, complete with interlocking stone, mature shrubs, and abundant perennial gardens-creating a lovely outdoor retreat with minimal lawn maintenance. A fantastic opportunity to own a spacious, family-friendly home in a quiet, desirable location! Recent Updates: Refrigerator 2025, Washer 2025, HWT 2026 & 2017, Dishwasher 2021, Air Conditioner 2020, Water Softener 2020, Water Filter 2020, Roof 2010.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355058
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
Total Living Area:	2,559 sq. ft.

Main Level Finished Area:	1,140 sq. ft.
Upper Level Finished Area:	1,419 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,231 sq. ft.
Lot Frontage:	44'3 1/8 "
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	5
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:	0411447
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$105.00
City Quadrant:	Southwest
Community:	Evergreen (Calgary)
Amenities:	Other
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Office · 13'5" × 9'11" ·
Upper Level	Bedroom - Primary · 17' × 14'5" ·
Upper Level	Bedroom · 12'10" × 10'8" ·
Upper Level	Bedroom · 10'7" × 10'4" ·
Upper Level	Bedroom · 13' × 11'1" ·
Lower Level	Bedroom · 14' × 8'7" ·
Lower Level	Bedroom · 11'10" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-1
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/36-evergreen-square-sw-calgary-a2355058/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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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.