575 Evergreen Circle SW

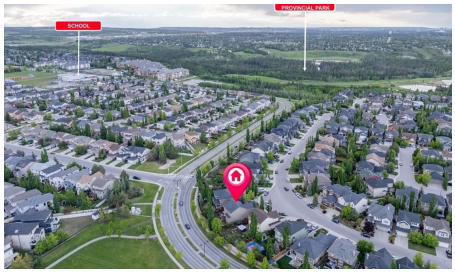
Calgary | Active | MLS® A2332475

$764,999









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2006**	**2,368.57 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Brilliant Realty

A closer look

WELCOME TO EVERGREEN ESTATES!

Situated on a rare 5,715 sq. ft. lot with no rear neighbours, this beautifully maintained 2 storey home offers over 2,368 sq. ft. of thoughtfully designed living space in one of Calgary's most sought after family communities.

THE BACKYARD & MAIN LEVEL:
The southwest facing backyard enjoys abundant natural sunlight throughout the day and offers exceptional privacy with no rear neighbours. Inside, you will appreciate the functional layout featuring a main floor flex room, spacious living area and a beautifully renovated kitchen completed in December 2024. Recent upgrades include full height custom kitchen cabinetry extending to the ceiling, new countertops, a large island and new main-level flooring, creating a modern and inviting space for everyday living and entertaining.

UPPER LEVEL LIVING:
Upstairs, you will find a massive bonus room, a generous primary retreat and two additional well-sized bedrooms. The efficient floor plan maximizes every square foot providing excellent flow and usability throughout the home.

MAJOR UPDATES FOR PEACE OF MIND:
• New roof (2022)
• Air conditioning (2022)
• Interior paint (2024)
• Kitchen renovation (2024)
• Furnace replacement (2025)

LOCATION & COMMUNITY HIGHLIGHTS:
Located within walking distance to schools, parks and a bus stop, this home is ideally positioned for family living. Families will appreciate being within the designated area for E.P. Scarlett High School and having elementary, junior high and high school options in Evergreen. Enjoy being just minutes from Fish Creek Provincial Park and approximately 6 minutes to the Fish Creek-Lacombe CTrain Station, providing excellent recreation and commuting options.

DAILY CONVENIENCES:
Daily conveniences are close at hand, with shopping, restaurants, recreation facilities, Costco, and the Shawnessy shopping district all just a short drive away. Quick access to Stoney Trail and being under 10 minutes from Spruce Meadows further enhances the lifestyle and convenience this location offers.

A rare opportunity to own a move-in-ready home on a large private lot in Evergreen Estates. Photos show the home when fully furnished. The home is now vacant, cleaned and ready for immediate possession.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2332475
Bedrooms	3
Bathrooms	3
Year Built	2006
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:	2,368.57 sq. ft.
Main Level Finished Area:	1,083.89 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,715 sq. ft.
Lot Frontage:	42'5"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2006 (Age: 20)
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:	0611296
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Veneer, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$100.00
City Quadrant:	Southwest
Community:	Evergreen (Calgary)
Amenities:	Park

Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 12'11" × 6'4" ·
Main Floor	Family Room · 15' × 11'9" ·
Main Floor	Foyer · 12'4" × 5'11" ·
Main Floor	Kitchen · 17'4" × 17'3" ·
Main Floor	Laundry · 7'7" × 5'7" ·
Main Floor	Living Room · 17'6" × 12'2" ·
Main Floor	Mud Room · 12'11" × 7'11" ·
2nd Floor	Bedroom · 14'7" × 9'11" ·
2nd Floor	Bedroom · 14'7" × 9'11" ·
2nd Floor	Family Room · 17' × 14'5" ·
2nd Floor	Bedroom - Primary · 20'5" × 15'8" ·
2nd Floor	Walk-In Closet · 11'7" × 4'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Landscaped, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S

Zoning:	R-G
Listed Date:	Jul 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/575-evergreen-circle-sw-calgary-a2332475/

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