

21 Evergreen Row SW  
Calgary, Alberta

MLS # A2293476



## \$1,000,000

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Side, On Street, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Low Maintenance Lan		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	NA		

Set on a beautifully landscaped corner lot in one of Evergreen's most established and sought-after enclaves, 21 Evergreen Row SW is a custom-built California Homes bungalow offering over 1,750 sq ft of developed living space, a triple attached garage, and the kind of pride of ownership that is increasingly rare to find. Built in 2006 for the original owners, this home was designed with longevity, functionality, and everyday comfort in mind. The craftsmanship is immediately apparent. Tall ceilings, crown molding, rich hardwood flooring, and expansive windows create a home that feels refined without feeling formal. Every space has been carefully considered, balancing openness with warmth and privacy. At the centre of the home, the kitchen is both highly functional and beautifully connected to the surrounding living spaces. Granite countertops, extensive cabinetry, a walk-in pantry, large island with seating, and premium appliances are complemented by a corner-window sink overlooking the landscaped yard. From casual mornings in the breakfast nook to larger gatherings in the formal dining room, the layout transitions effortlessly depending on the occasion. The main living area feels inviting and comfortable, anchored by a fireplace and natural light pouring through oversized windows. Near the front of the home, a dedicated office with large windows offers a quiet, private space for work, reading, or day-to-day organization. Privately positioned on the main floor, the primary suite offers the ease and comfort that make bungalow living so desirable. Complete with a spacious walk-in closet and well-appointed 5-piece ensuite, the space feels practical, peaceful, and intentionally separated from the rest of the home. Main floor laundry further enhances the functionality of the layout. The fully developed lower level continues seamlessly with three additional

bedrooms, including two connected by a Jack and Jill bathroom, creating exceptional flexibility for guests, families, multigenerational living, or extended stays. A large recreation space with custom built-ins, fireplace, and wet bar makes the basement feel fully integrated into the home rather than secondary living space. The triple attached garage is equally well maintained, offering extensive storage, a custom-built workbench, and the kind of cleanliness and organization rarely seen. What truly sets this property apart is how naturally it adapts to different stages of life. Whether for a family seeking space to grow, professionals wanting elevated main floor living, or downsizers unwilling to compromise on comfort, storage, or entertaining space, this home meets those needs effortlessly. In pristine condition and built with a level of care that remains difficult to replicate, this is Evergreen bungalow living at its best.