

23 Evergreen Rise SW Calgary, AB T2Y 3H6

Residential Incomplete [A1085175](#)

DOM: 0
CDOM: 0
LP: \$892,000.00
OP: \$0.00



Class: Detached
County: Calgary
Type: House
Levels: Two
Year Built: 1996
LINC#: [0026579996](#)
Arch Style: 2 Storey
Possession: Negotiable
Lot Dim:
Front Length: 17.76M 58`3"
Legal Pln: 9512668
Blk: 11

City: Calgary
District: CAL Zone S
Subdivision: Evergreen
Ttl Beds: 4
F/H Bth: 3/1
LP/SF: \$351.31
Suite: No
Lot Size: 6179 SqFt
Lot Depth: 0.00 M 0'
Lot: 60
Condo: No

Zoning: R-1
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Utility Right Of Way

Tax Amt/Yr: \$5,529.00/2020
Loc Imp Amt:
Front Exp: W

Public Remarks: "This is your chance to own in one of the best locations in Evergreen Estates, only steps away from Fish Creek Park. This is a spectacular, professionally-designed custom home with an expansive deck, perfect for entertaining guests on warm summer evenings. This property features a large backyard where the whole family will want to spend time together in a peaceful setting. Make life-long memories in the spacious living room and spend your winter nights in the comfort of the two-sided fireplace. This home was built with 2-storey ceiling height and massive windows that provide beautiful, all-natural light year-round. With a walk-out basement this is the kind of sanctuary anyone would love! Are you ready to start your new life in this gorgeous paradise? Come see it today!" Additional Information: Stainless Steel Appliances, 4 bedrooms , 3.5 Bathrooms, walk out basement with in-floor heating, gourmet kitchen with plenty of cupboards and counter space, two sided fireplace in the living room, office on the main, main floor laundry, large master bedroom with a 5 piece ensuite. Lots of built-in cabinets throughout the house, amazing deck with covered BBQ.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 124	Mtr2	1,339	SqFt
EnSt Bth:	1	1	1	0	0	Rms Abv: 9	Upper: 112	Mtr2	1,200	SqFt
	0	0	0	1	0		Blw Grade: 97	Mtr2	1,039	SqFt
Garage Dim:	22`2" x 20`8"						Total AG: 236	Mtr2	2,539	SqFt

Property Information

Basement: Finished, Walk-Out
Heating: In Floor, Forced Air, Natural Gas
Construction: Stone, Stucco, Wood Frame
Foundation: Poured Concrete
Exterior Feat: None
Roof Type: Asphalt Shingle
Parking: Insulated, Double Garage Attached, Oversized
Features: Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Storage
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Cul-De-Sac, Fruit Trees/Shrub(s), Rectangular Lot
Appliances: Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Other Equip: Central Vacuum/Attachments

Lndry Feat: Laundry Room
Cooling: None
Fireplaces: 1/Gas
Flooring: Carpet, Ceramic Tile, Hardwood
Fencing: Fenced
Balcony: Balcony(s), Patio

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	15`6" x 14`6"	Dining	Main	13`8" x 10`0"
Living	Main	23`8" x 17`6"	Office	Main	12`6" x 11`0"
Foyer	Main	6`4" x 6`2"	Laundry	Main	8`6" x 7`0"
Game	BSMT	22`0" x 17`4"	Frn/Util	BSMT	22`0" x 11`0"
Other	BSMT	15`4" x 13`10"	Other	Main	16`0" x 13`0"
Other	BSMT	16`0" x 13`8"	Mstr Bed	Upper	17`0" x 15`0"
Bedrm	Upper	12`8" x 11`0"	Bedrm	Upper	12`8" x 11`0"
Bedrm	BSMT	13`4" x 10`0"	2pc Bathroom	Main	5`0" x 4`10"
3pc Bathroom	BSMT	7`4" x 6`0"	4pc Bathroom	Upper	8`0" x 5`0"
5pc Ensuite bath	Upper	12`4" x 11`6"			

Agent & Office Information

List REALTOR@: [Mike Abou Daher](#) team@mikeaboudaher.com
List Firm: [RE/MAX REALTY PROFESSIONALS](#)
Appt: ShowingTime
Showing Contact: Mike Abou Daher
Comm: 3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price
LB Type: SentiLock
LB Information: At side gate

Phone: 587-333-6400
Phone: 403-259-4141
Phone: 403-809-9386
List Date: 04/06/2021
Expiry Dt: 08/06/2021
With Dt:

Owner Name: Nasr
Occupancy: Owner
Exclusion: No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus"

Ownership: Private
Occupant Nm:
SRR: No

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).