



**204 Eversyde Circle SW
Calgary, Alberta**

MLS # A2299298



\$549,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,428 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Located on a quiet street in Evergreen, this two-storey home sits in a spot that just makes life easy. Close to schools, parks, playgrounds, walking paths, and convenient shopping. The main floor is bright and open with hardwood throughout and plenty of natural light. The kitchen has lots of room to move (and live), and the sliding doors lead straight out to a big backyard, perfect for kids, dogs, or just having space to breathe. There’s also a rear parking pad that can fit 2 cars or a future double garage spot. Upstairs, you’ll find three bedrooms, including a primary suite with a walk-in closet and a private 3-piece ensuite, plus a full 4-piece bathroom for everyone else. The basement is partially finished with an additional bedroom, laundry area, and is already roughed-in for a future bathroom so there’s still room to make it your own. A solid home in a great location, with the kind of layout and space that just works.