



**101 Everstone Place SW  
Calgary, Alberta**

**MLS # A2300696**



**\$389,800**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 352
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d55
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well-maintained 2-bedroom townhouse in the highly desirable community of Evergreen, located in a quiet, family-friendly area close to schools, parks, playgrounds, shopping, and Fish Creek Park, offering the perfect balance of lifestyle and everyday convenience. With 952 SQ.FT. above grade and a fully finished basement, this home provides more living space than expected. The main floor features a bright and open layout with a spacious living room, dining area, and kitchen, highlighted by beautiful natural cherry hardwood flooring and stainless steel appliances, creating a warm and inviting space for everyday living. Upstairs, you'll find two generously sized bedrooms, including a large primary, along with a 4-piece bathroom conveniently located between the bedrooms. The upper level is finished with durable laminate flooring, offering both comfort and practicality. The fully finished basement adds excellent versatility, featuring a recreation room or home office, a second full 4-piece bathroom, and a dedicated laundry area. Finished with luxury vinyl plank (LVP) flooring, this level is both modern and low maintenance—perfect for guests, remote work, or additional living space. This home also includes an attached single garage plus additional parking, and is part of a well-managed complex with condo fees of \$352/month. Enjoy a private backyard with patio space, ideal for relaxing or summer BBQs.