



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2524 Eversyde Avenue SW  
Calgary, Alberta

MLS # A2300740



**\$495,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 473
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** na

Move-In Ready | Private Yard + Double Garage Welcome to this beautifully updated townhome in the sought-after community of Evergreen—offering style, space, and unbeatable convenience. The main level features a bright, open layout with new Luxury Vinyl Plank flooring and large south-facing windows that fill the home with natural light. Step into a thoughtfully designed kitchen with custom cabinetry, generous counter space, and a central island—perfect for cooking, hosting, or casual everyday living. The adjoining dining area overlooks your private fenced yard, creating a seamless indoor-outdoor flow. A convenient half bath and excellent storage complete this level. Upstairs, you’ll find three well-sized bedrooms, including a spacious primary suite with great natural light, ample closet space, and a 3-piece ensuite with a walk-in shower. A full 4-piece bathroom serves the additional bedrooms. The partially finished basement adds valuable flexibility with a large windowed space ideal for a home office, gym, or guest room, plus rough-in plumbing for a future bathroom and room to expand. Enjoy outdoor living in your private, fully fenced backyard featuring underground sprinklers and direct access to your insulated double detached garage. Recent upgrades include a new roof, hot water tank, washer and dryer, and modern Hunter Douglas® blinds—adding comfort and peace of mind. Prime Evergreen location close to schools, parks, Fish Creek Park, shopping, restaurants, transit, and quick access to Stoney Trail. Easy commute with weekend escapes to the mountains just minutes away. Stylish, functional, and move-in ready—this one checks all the boxes.