



**43 Everstone Place SW  
Calgary, Alberta**

**MLS # A2301730**



**\$375,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 357
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G d55
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** None

Welcome to this fantastic end-unit townhome in the highly sought-after community of Evergreen. Enjoying the extra privacy and natural light of an end unit, you are welcomed by beautifully upgraded ceramic tile flooring that flows effortlessly from the entry through to the heart of the home. The open main level is ideal for both relaxing and entertaining, featuring a beautifully maintained kitchen that showcases sleek stone countertops and newer modern light fixtures. This space seamlessly overlooks a spacious living room anchored by a cozy gas fireplace. From here, sliding glass doors draw in the sunlight and open directly onto your outdoor patio and yard space, perfect for your morning coffee or summer barbecues. Upstairs, the bright layout features a full bathroom and two generously sized bedrooms, including an expansive primary suite that easily accommodates a king-size bed with room to spare. Downstairs, the full, unfinished basement is a blank canvas waiting for your creative vision, whether you dream of a home gym, media room, or simply need extensive storage. Complete with an attached single garage to keep your vehicle out of the elements, this home checks all the practical boxes. Set within a highly proactive, well-managed complex—which recently replaced all roof shingles for your peace of mind—you will also find a small playground and ample visitor parking, the location is truly unbeatable. You are perfectly positioned near top-tier schools, fantastic shopping, the expansive pathways of Fish Creek Park, the LRT, and major routes for a seamless commute. Don't miss the opportunity to call this exceptional place home!