



**103 Everstone Place SW
Calgary, Alberta**

MLS # A2308086



\$414,900

Division:	Evergreen		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,070 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d55
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s)		

Inclusions: shelving in walk-in closet of master bedroom, shelving in basement bathroom, curtain rods

- Open House: Saturday, May 16 & Sunday, May 17 from 12:00 PM – 2:00 PM - Welcome to this beautifully maintained and extensively updated 2-bedroom, 2-bathroom townhome in the desirable community of Evergreen! From the moment you walk in, this home offers a fresh, modern, and almost brand-new feel with new paint throughout and pride of ownership evident in every detail. The spacious primary bedroom features a walk-in closet with plenty of space, while the sizeable second bedroom is equally inviting with an abundance of natural light flowing through. The fully developed basement provides incredible additional living space and features a beautifully finished full bathroom with endless potential for a family room, home office, gym, or guest retreat. Fully permitted!! Step outside into the private backyard where mature trees create a peaceful setting and offer added privacy. This home comes with numerous major updates for peace of mind, including a hot water tank replaced in 2021, furnace main fan motor and gas fan assembly replaced in 2022, new roof and siding completed in 2023, and garage opener replaced in 2018. All appliances have also been updated: washer (2020), dryer (2023), dishwasher (2024), and fridge and stove replaced in December 2025. Located in a sought-after SW Calgary community close to schools, parks, walking paths, shopping, transit, and quick access to Stoney Trail, Fish Creek Park, and Shawnessy amenities, this move-in-ready home offers exceptional value in a fantastic location!