



**646 Eversidge Drive SW
Calgary, Alberta**

MLS # A2311039

\$595,000



Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,466 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Spacious and beautifully updated family home just a short stroll to Fish Creek Provincial Park, scenic ponds, pathways, city transit, and nearby schools in the desirable community of Evergreen. A charming covered front veranda welcomes you into the bright open-concept main floor featuring a large great room with cozy gas fireplace, rich maple kitchen with oversized island and eating bar, plus a full complement of stainless steel appliances. The adjoining dining area opens onto a generous rear deck, perfect for entertaining, along with a convenient 2-piece bath completing the main level. Upstairs offers a spacious primary retreat with a full 4-piece ensuite, two additional well-sized bedrooms, and another full bathroom. The fully finished basement is a standout feature showcasing stunning brick accent walls, hardwood flooring, a fireplace, and a wet bar — an incredible space for relaxing or hosting guests. Recent upgrades include NEW CARPET (2026), FRESH PAINT INTERIOR AND EXTERIOR (2026), giving the home a fresh, modern feel. GAS RANGE (2024), ROOF REPLACED (2020). The OVERSIZED DOUBLE GARAGE provides plenty of room for parking and storage. Fantastic location with easy access to Stoney Trail, shopping, parks, and everyday amenities.