GRASSROOTS REALTY GROUP

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80 Eversyde Way SW
Calgary, Alberta

MLS # A2311607

$699,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,023 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, Open Floorplan		

Inclusions: none

Welcome to this beautiful 2-storey home located in the highly desirable community of Evergreen — offering a fantastic location, functional open-concept layout, and incredible future upgrade potential. Perfect for growing families, this spacious home features 5 bedrooms in total, including 3 upstairs and 2 additional bedrooms in the fully developed basement, along with 3.5 bathrooms. The bright and open main floor showcases gleaming hardwood flooring, a spacious family room with a cozy gas fireplace, and a well-designed kitchen with a breakfast nook area — ideal for both everyday living and entertaining. The kitchen and all bathrooms have been upgraded with newer 3cm quartz countertops, adding a modern and elegant touch throughout the home. Upstairs, you’ll find a large bonus room above the garage, providing flexible space for a family lounge, home office, or kids’ playroom. Outside, enjoy the fully fenced east-facing backyard complete with a 10x12 deck, perfect for summer BBQs and family gatherings. Conveniently located within walking distance to schools, shopping, public transit, and just a 5-minute drive to the C-Train station, this home offers both comfort and accessibility in one of Calgary’s most sought-after communities.

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