



96 Eversyde Court SW
Calgary, Alberta

MLS # A2319203



\$381,000

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,089 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer

Situated in the desirable community of Evergreen, this beautifully maintained townhouse in Eversyde Court offers a blend of comfort, functionality, and convenience. Surrounded by mature landscaping and located just minutes from parks, schools, shopping, and major commuter routes, this home is perfectly positioned for everyday living. The main level welcomes you with an open-concept design highlighted by large windows that flood the space with natural light. The kitchen is both practical and stylish, featuring stainless steel appliances, ample counter space, and classic cabinetry. Adjacent dining and living areas create an inviting setting for entertaining or relaxing at home, while direct access to the private outdoor patio provides a peaceful space to unwind. Upstairs, the spacious primary bedroom offers a massive walk-in closet and convenient access to a well-appointed full bathroom. A second generously sized bedroom provides flexibility and additional space for family, kids, guests, a roommate, or a dedicated workspace. The fully developed lower level expands the living space with a versatile recreation room that can easily serve as a home office, gym, media room, or guest retreat. This level also includes a full bathroom, loads of additional storage and closet space, as well as laundry. Additional highlights include an attached single garage to keep your vehicle out of the elements as well as extra storage options. Outdoor enthusiasts will appreciate being moments away from Fish Creek Provincial Park, with its extensive pathways, natural beauty, and year-round recreational opportunities. Combining a fantastic location, thoughtful layout, and move-in-ready condition, this is an exceptional opportunity to own in one of Evergreen's most popular townhouse communities.