



**GRASSROOTS**  
REALTY GROUP

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2323 Eversyde Avenue SW  
Calgary, Alberta

MLS # A2321782



**\$460,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped, No Back Lane		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 437

**LLD:** -

**Zoning:** M-1 d75

**Utilities:** -

**Inclusions:** N/A

Located in the desirable community of Evergreen, this spacious townhouse offers an open-concept main floor designed for comfortable everyday living and entertaining. The bright kitchen features a sit-up breakfast bar and flows seamlessly into the dining area and inviting living room complete with a cozy corner gas fireplace. Patio doors lead out to the private patio, creating the perfect space to relax or enjoy summer evenings. A convenient 2-piece bathroom completes the main level. Upstairs you'll find 3 bedrooms including a spacious primary bedroom, a versatile loft area ideal for a home office or study space, and a full 4-piece bathroom. The unfinished basement provides laundry facilities and plenty of storage potential. Additional highlights include an attached double car garage plus room for 2 more vehicles on the driveway. Ideally situated close to shopping, restaurants, schools, playgrounds, transit, and just a short drive to Fish Creek Provincial Park, this home offers an excellent combination of space, comfort, and convenience.