



**GRASSROOTS**  
REALTY GROUP

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**34 Eversyde Common SW**  
**Calgary, Alberta**

**MLS # A2333689**



**\$414,900**

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus         |               |                   |
| <b>Style:</b>    | 2 Storey                      |               |                   |
| <b>Size:</b>     | 1,227 sq.ft.                  | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 2                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached, Stall |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot    |               |                   |

|                    |                                              |
|--------------------|----------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                   |
| <b>Roof:</b>       | Asphalt Shingle                              |
| <b>Basement:</b>   | Full                                         |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                     |
| <b>Foundation:</b> | Poured Concrete                              |
| <b>Features:</b>   | No Animal Home, No Smoking Home, See Remarks |

|                   |         |
|-------------------|---------|
| <b>Water:</b>     | -       |
| <b>Sewer:</b>     | -       |
| <b>Condo Fee:</b> | \$ 474  |
| <b>LLD:</b>       | -       |
| <b>Zoning:</b>    | M-G d44 |
| <b>Utilities:</b> | -       |

**Inclusions:** 3 large closets in the basement, closet organizers in the primary bedroom

Welcome to this conveniently located, well-maintained & spacious townhome in the peaceful Evergreen community. At the entrance is a covered porch with ample sitting area. The main level has a very functional lay-out starting from the foyer that leads onto the bright living room and flows seamlessly onto a formal dining area or which may also be considered just a full living room. The kitchen with an eat-in area has granite countertops, stainless steel appliances and lots of cabinets for storage. Tucked in the corner is the dining area. There is also a half-bath on this level. **THOUGH LISTED AS A 2-BEDROOM TOWNHOUSE, THIS COULD EASILY BE INCREASED TO 3 BEDROOMS, IF PREFERRED BY INSTALLING A DIVIDING WALL IN THE SECOND BEDROOM ON THE UPPER LEVEL IN ORDER TO REVERT BACK TO ITS ORIGINAL LAY-OUT AS 2 SEPARATE DECENT-SIZED BEDROOMS.** The primary bedroom has two huge closets with built-in closet organizers, floor to ceiling mirrors and a 3-piece ensuite. There is also another shared full bath between the rooms. The laundry is located in the fully-finished basement where you will also find three large storage closets, a multi-purpose den or family room and a 3-piece bath and the utility room. This property is located close to transport, schools and shopping. The exits to Stoney Trail are just a few minutes away.