



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

148 Everstone Drive SW
Calgary, Alberta

MLS # A2335279



\$398,500

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,206 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-G d55
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Pantry		

Inclusions: 1 Ceiling Fan, Garage Door Opener with 2 Controls

Beautifully maintained PET FRIENDLY 3-bedroom, 1.5 bath 1206 SQFT half duplex located in the desirable, family-friendly community of Evergreen! The open main floor features a kitchen with a generous peninsula with breakfast bar, ample pot and pan storage, a pantry and includes all the appliances. The spacious living room and dining room overlook the property's outdoor concrete patio with shade trees on a green belt and gas barbeque hook up. There is a 2 pc powder room conveniently tucked away on the main floor. The upper-level boast a total of three bedrooms, two overlooking the greenbelt, and the king -sized primary that includes a spacious walk-in closet. There is also a 4pc bath conveniently located on this level. The lower level is unfinished and brimming with potential to customize. In addition to the driveway, the property includes an attached single car garage and ample street parking! Upgrades to the exterior include siding, shingles, and garage door (2023). Walking distance to shopping, schools, parks playgrounds, transit and more! Not to mention minutes from Fish Creek Park, Tsuu'stina Costco, Shawnessy Shopping Centre, Macleod Trail, and the new Ring Road System!