



GRASSROOTS
REALTY GROUP

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55 Eversyde Gardens SW
Calgary, Alberta

MLS # A2335655



\$679,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Level, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: None

Open house on Sunday, August 9, 1-3 pm. Welcome to this stunning two-storey home, proudly sitting on a corner lot in the highly sought-after community of Evergreen. The main floor welcomes you with a bright and spacious living room featuring an inviting fireplace and large south-facing windows that fill the space with abundant natural light. The open-concept kitchen is equipped with contemporary cabinetry, stainless steel appliances, and a convenient walk-through pantry. The main level also offers a dining area, an office/den, a 2-piece bathroom, and a functional laundry/mud room, adding both comfort and convenience to everyday living. Upstairs, you'll find a generously sized primary bedroom complete with a walk-in closet and a 4-piece ensuite. Two additional well-appointed bedrooms and another 4-piece bathroom complete the upper level. The full unfinished basement presents a blank canvas awaiting your personal touch and future development. NEW Gas Stove and Microwave/Hood Fan. The roof was replaced in 2022. Step outside to the fully fenced backyard—an ideal space for relaxing, entertaining, and gathering with family and friends. Sprinkler system included. This home enjoys an exceptional location within walking distance to several excellent schools, including Evergreen Elementary School (just a 3-minute walk away) and Marshall Springs School, along with playgrounds and public transit. Fish Creek Park, Stoney Trail, Costco, and nearby shopping and commercial amenities are all just minutes away. Don't miss this opportunity—book your private showing today!