



GRASSROOTS
REALTY GROUP

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2376 Eversyde Avenue SW
Calgary, Alberta

MLS # A2340412



\$419,900

Division:	Evergreen		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this bright END-UNIT townhome in Evergreen, offering 4 BEDROOMS, 3.5 BATHROOMS and a fully developed basement. With 3 bedrooms upstairs and additional living space below, the functional layout provides flexibility for family, guests or a home office. Updates include new flooring throughout the main floor, bathrooms and basement, new kitchen counters, new toilets and an upgraded hot water tank. The developed basement features a family room, fourth bedroom and full 4-piece bathroom, while built-in shelving in the laundry area adds convenient storage. A patio just behind the home provides a welcoming spot for outdoor seating. Two assigned parking stalls are included, with visitor parking conveniently located outside the back door and additional street parking directly out front. Everyday amenities are only blocks away, including Sobeys, Shoppers Drug Mart, Tim Hortons, restaurants, medical clinics and banking. With Stoney Trail just one traffic light away and Fish Creek Park nearby, this home combines a convenient southwest location with updated finishes and room to grow.