

# \$449,900 - 2 Eversyde Common Sw, Calgary

MLS® #A2215733

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,317 sqft

Residential on 0.05 Acres

Evergreen, Calgary, Alberta

Welcome to 2 Eversyde Common SW, an exceptional end unit townhouse in the beautiful community of Evergreen - notable for its numerous amenities and ease of access to C Train, Stoney Trail, shopping, schools and many more. This well-kept and loved property has over 1800 square feet of finished living space. Move-in ready and fully finished with 4 bedrooms - one on the main floor to accommodate your growing family or to use as an office for the many who now work at home. The main floor boasts a layout unlike any other. A sitting area/den, a cozy living room, a dining room with a fireplace, a half bath, open kitchen with bright coloured cabinetry. The beautiful hardwood floors and warm coloured walls add to its bright but cozy ambience. In addition, there are 2 outdoor private spaces to enjoy - one covered porch off the living room and the other off the dining room for bbqs. Being a corner unit with extra windows allows much natural light. 3 bedrooms are on the 2nd floor with the primary bedroom having an ensuite bath and a walk-in closet, and another full bath to share completes this floor. The finished basement with a large family/rec room and bar offers so much more extra space for the family to enjoy and entertain, including additional storage space to an already ample storage throughout. A central AC to add to the comfort, a new furnace (2024) for better efficiency and peace of mind. A single detached garage, plus one additional stall and street parking right off the front door provides



plenty of parking for you and your guests. There are 2 lines of easy bus commutes (line 14 & 11). A short walk to Shoppers, Starbucks, Tim Hortons, Scotiabank, Sobeys, 5 mins drive to Somerset station, 8 mins drive to the nearest Costco to name a few. Marshall Springs School, Our Lady of the Evergreens, Evergreen School, Glenmore Christian Academy are some of the schools close by. This is truly an outstanding unit and a must see to appreciate. You can be the next proud owner of this spacious home that offers both comfort and convenience to daily amenities for your family.

Built in 2004

### **Essential Information**

MLS® #	A2215733
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,317
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2 Eversyde Common Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4Z7

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Alley Access, Garage Door Opener, Single Garage Detached, Stall
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Dining Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	23
Zoning	M-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
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