

# \$494,900 - 35 Eversyde Court Sw, Calgary

MLS® #A2221091

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,431 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

A rare find in this complex, 35 Eversyde Court SW is an end-unit townhome that offers a double attached garage, three bedrooms, two and a half bathrooms, and a finished basement, making it a true standout in Evergreen. The main floor features a bright and functional layout with a spacious living area, a well-appointed kitchen with ample cabinetry, and a dining space filled with natural light. Upstairs, you will find three well-sized bedrooms, including a generously sized primary suite that feels like a true retreat. It not only includes its own private ensuite but also features a dedicated flex space, perfect for a home office, reading nook, or nursery. This added area is a rare and valuable feature for those working from home or looking for extra versatility. The finished basement provides even more flexibility, offering a great space for a recreation room, gym, or additional living area. Practical updates include air conditioning (2024), a new hot water tank (2024), and a brand-new washer (2025). As an end unit, the property enjoys added privacy and a unique feature: direct access to a pathway with its own private gate that leads straight to 162 Avenue SW. This makes getting to nearby amenities, transit, shopping, and dining incredibly convenient, everything you need is just steps away. Located in the vibrant and family-friendly community of Evergreen, you are close to schools, parks, playgrounds, and scenic walking paths. Whether you are a growing family or simply looking for a



well-connected neighborhood to call home, this property offers a rare combination of comfort, location, and lifestyle.

Built in 2004

**Essential Information**

MLS® #	A2221091
Price	\$494,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,431
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	35 Eversyde Court Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4S3

**Amenities**

Amenities	Trash
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water

	Softener
Heating	ENERGY STAR Qualified Equipment
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	24
Zoning	M-1
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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