

## 2 Eversyde Common SW Calgary, Alberta

**MLS # A2215733**



**\$462,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Garage Door Opener, Single Garage Detached, Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 477
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

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.