

**43 Eversyde Circle SW**  
**Calgary, Alberta**

**MLS # A2219239**



**\$639,500**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,526 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** storage Shed, Door Bell camera, Digital thermostat, Entertainment unit

Welcome to this beautifully maintained and fully developed home in the family-friendly community of Evergreen! Offering timeless charm, functional space, and stylish touches throughout, this residence is perfect for families, professionals, or anyone seeking a move-in-ready home in one of Calgary's most desirable neighbourhoods. Step inside to a bright and inviting main level where natural light fills the elegant front living room, complete with neutral tones, large windows, and contemporary lighting. The open-concept layout flows into a warm and spacious kitchen, featuring ample cabinetry, a central island with seating, and stainless steel appliances—perfect for cooking, gathering, or entertaining. Just off the kitchen, a cozy family room with a tiled gas fireplace invites relaxation, while the adjacent dining area offers a stylish space for meals with access to the sunny backyard through French doors. A convenient 2-piece bath rounds out the main floor. Upstairs, you'll find a peaceful primary retreat with soft finishes, a stylish feature wall, and two oversized windows that flood the space with light. The private 3-piece ensuite offers comfort and functionality with a glass-enclosed shower. Two additional bedrooms provide flexibility for family, guests, or a home office, all complemented by a full 4-piece bath and a bright upper hallway. The fully developed basement offers incredible versatility, with a spacious rec area, built-in workspace, and a fourth bedroom currently being used as a therapy room. A third full bathroom and a separate laundry room with extra storage complete this level, providing comfort and convenience for busy households. Charming curb appeal welcomes you to the home with a landscaped front yard and a cozy sitting area—perfect for morning coffee under the tree. The private backyard is a true retreat, with a fully fenced layout, mature greenery,

and a beautifully maintained deck adorned with string lights—ideal for outdoor dining, entertaining, or simply relaxing. A detached garage adds valuable storage and parking. Perfectly nestled in a peaceful neighbourhood, this home is surrounded by green spaces and is just a short walk to nearby parks where children can play and families can gather. With several reputable schools close by, it offers a nurturing environment for children to grow and thrive. Daily errands and weekend outings are a breeze with a shopping plaza nearby, and for outdoor enthusiasts, scenic Fish Creek Provincial Park is just minutes away—offering endless opportunities for walking, biking, and connecting with nature. This home has a warm, welcoming atmosphere and a great vibe—perfect for creating lasting memories with loved ones.