

35 Eversyde Court SW
Calgary, Alberta

MLS # A2231021



\$494,800

Division:	Evergreen		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,431 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 396
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: None

Welcome to 35 Eversyde Court SW—a standout end-unit townhome in the heart of Evergreen that offers the perfect blend of space, comfort, and convenience. This rare offering features a double attached garage, three bedrooms, two and a half bathrooms, and a fully finished basement, making it ideal for families or professionals alike. Step inside to a bright and functional main floor with a spacious living area, a well-appointed kitchen with ample cabinetry, and a sunlit dining space—perfect for everyday living and entertaining. The ceilings have been freshly repainted, adding a crisp, refreshed feel to the home. Upstairs, you will find three generously sized bedrooms, including a spacious primary suite that truly feels like a retreat. Enjoy your own private ensuite, plus a rare dedicated flex space—ideal for a home office, nursery, or reading nook. This thoughtful addition offers valuable versatility for today’s lifestyles. The finished basement provides even more flexibility with space for a rec room, home gym, or media area. Practical recent updates include central air conditioning (2024), a new hot water tank (2024), and a brand-new washer (2025). As an end unit, the home enjoys enhanced privacy and a unique bonus: direct access to a community pathway through a private gate, leading straight to 162 Avenue SW. With shopping, dining, transit, and amenities just steps away, convenience is truly at your doorstep. 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.