# \$494,800 - 35 Eversyde Court Sw, Calgary

MLS® #A2231021

## \$494,800

3 Bedroom, 3.00 Bathroom, 1,431 sqft Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Welcome to 35 Eversyde Court SWâ€"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 spaceâ€"perfect for everyday living and entertaining. The ceilings have been freshly repainted, adding a crisp, refreshed feel to the home.

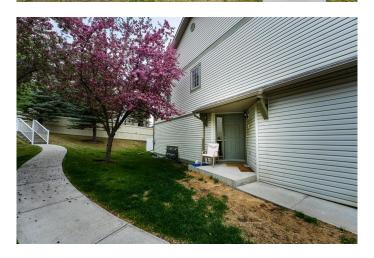
Upstairs, you will find three generously sized bedrooms, including a spacious primary suite that truly feels like a retreat. Enjoy your own private ensuite, plus a rare dedicated flex spaceâ€"ideal for a home office, nursery, or reading nook. This thoughtful addition offers valuable versatility for today's 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.

#### Built in 2004

#### **Essential Information**

MLS® # A2231021 Price \$494,800

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, Water Softener, Window

Coverings

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 June 13th, 2025

Days on Market 18

Zoning M-1 d75

HOA Fees 105

HOA Fees Freq. ANN

### **Listing Details**

Listing Office eXp Realty

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