

\$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 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.

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 |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.