

\$494,900 - 35 Eversyde Court Sw, Calgary

MLS® #A2221091

\$494,900

3 Bedroom, 3.00 Bathroom, 1,431 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

A rare find in this complex, 35 Eversyde Court SW is an end-unit townhome that offers a double attached garage, three bedrooms, two and a half bathrooms, and a finished basement, making it a true standout in Evergreen. The main floor features a bright and functional layout with a spacious living area, a well-appointed kitchen with ample cabinetry, and a dining space filled with natural light. Upstairs, you will find three well-sized bedrooms, including a generously sized primary suite that feels like a true retreat. It not only includes its own private ensuite but also features a dedicated flex space, perfect for a home office, reading nook, or nursery. This added area is a rare and valuable feature for those working from home or looking for extra versatility. The finished basement provides even more flexibility, offering a great space for a recreation room, gym, or additional living area. Practical updates include air conditioning (2024), a new hot water tank (2024), and a brand-new washer (2025). As an end unit, the property enjoys added privacy and a unique feature: direct access to a pathway with its own private gate that leads straight to 162 Avenue SW. This makes getting to nearby amenities, transit, shopping, and dining incredibly convenient, everything you need is just steps away. 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® # | A2221091 |
| Price | \$494,900 |
| 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, Window Coverings, Water |

| | |
|-----------------|---------------------------------|
| | Softener |
| 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 | May 15th, 2025 |
| Days on Market | 28 |
| Zoning | M-1 |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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