

# \$455,000 - 2 Eversyde Common Sw, Calgary

MLS® #A2215733

**\$455,000**

4 Bedroom, 3.00 Bathroom, 1,317 sqft

Residential on 0.05 Acres

Evergreen, Calgary, Alberta

Welcome to 2 Eversyde Common SW, an exceptional end unit townhouse in the beautiful community of Evergreen - notable for its numerous amenities and ease of access to C Train, Stoney Trail, shopping, schools and many more. This well-kept and loved property has over 1800 square feet of finished living space. Move-in ready and fully finished with 4 bedrooms - one on the main floor to accommodate your growing family or to use as an office for the many who now work at home. The main floor boasts a layout unlike any other. A sitting area/den, a cozy living room, a dining room with a fireplace, a half bath, open kitchen with bright coloured cabinetry. The beautiful hardwood floors and warm coloured walls add to its bright but cozy ambience. In addition, there are 2 outdoor private spaces to enjoy - one covered porch off the living room and the other off the dining room for bbqs. Being a corner unit with extra windows allows much natural light. 3 bedrooms are on the 2nd floor with the primary bedroom having an ensuite bath and a walk-in closet, and another full bath to share completes this floor. The finished basement with a large family/rec room and bar offers so much more extra space for the family to enjoy and entertain, including additional storage space to an already ample storage throughout. A central AC to add to the comfort, a new furnace (2024) for better efficiency and peace of mind. A single detached garage, plus one additional stall and street parking right off the front door provides



plenty of parking for you and your guests.  
There are 2 lines of easy bus commutes (line 14 & 11). A short walk to Shoppers, Starbucks, Tim Hortons, Scotiabank, Sobeys, 5 mins drive to Somerset station, 8 mins drive to the nearest Costco to name a few. Marshall Springs School, Our Lady of the Evergreens, Evergreen School, Glenmore Christian Academy are some of the schools close by. This is truly an outstanding unit and a must see to appreciate. You can be the next proud owner of this spacious home that offers both comfort and convenience to daily amenities for your family.

Built in 2004

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2215733      |
| Price          | \$455,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,317         |
| Acres          | 0.05          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2 Eversyde Common Sw |
| Subdivision | Evergreen            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 4Z7              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Visitor Parking   |
| Parking Spaces | 2   |
| Parking        | Alley Access, Garage Door Opener, Single Garage Detached, Stall |
| # of Garages   | 1   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Dining Room, Gas  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance                         |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Vinyl Siding                               |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 10            |
| Zoning         | M-G           |
| HOA Fees       | 105           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.