

# \$449,900 - 2 Eversyde Common Sw, Calgary

MLS® #A2215733

**\$449,900**

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          | \$449,900     |
| 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, Stall, Garage Door Opener, Single Garage Detached |
| # 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, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Control(s) |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Dining Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 44            |
| Zoning         | M-G           |
| HOA Fees       | 105           |
| HOA Fees Freq. | ANN           |

### Listing Details

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

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