

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

MLS® #A2215733

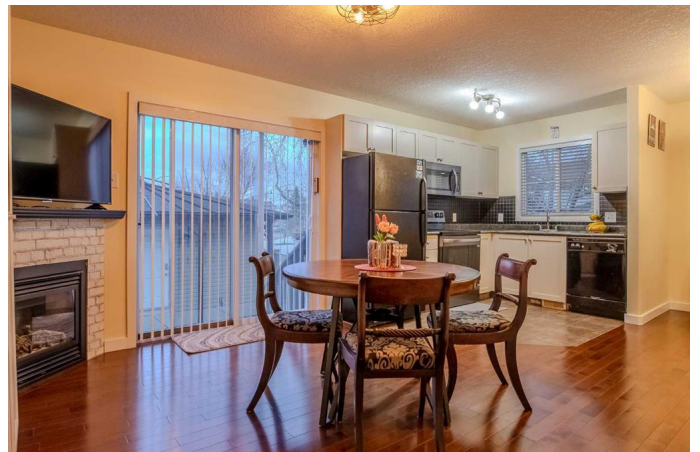
\$449,900

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	46
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„¢ 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.