



GRASSROOTS
REALTY GROUP

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68 Eversyde Manor SW
Calgary, Alberta

MLS # A2218970



\$749,995

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Other, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Storage shed in the backyard		

Welcome to 68 Eversyde Manor SW. This well-maintained family home in the heart of Evergreen—an established, quiet, and family-friendly community in Calgary’s southwest. Situated on a spacious south facing corner lot with no sidewalks to shovel in the winter, this 2-storey home offers 1,826 sq.ft. above grade plus a fully developed basement for an additional 900 sq.ft. of living space. The property features an oversized double attached front garage and driveway, beautiful mature landscaping, and central air conditioning for year-round comfort. The main level has an open and inviting layout with a vaulted ceiling and large windows that fill the living room, dining area, and kitchen with natural light. You’ll also find a convenient half bathroom and laundry room on this floor. Upstairs includes three generously sized bedrooms—all with walk-in closets—including the primary bedroom with its own ensuite and walk-in. A full bathroom and linen closet complete the upper level. The fully finished basement offers even more space with a large rec area, a fourth bedroom, and a full bathroom—ideal for guests or additional family members. The backyard is set up for practical use and outdoor enjoyment with a deck, large storage shed, and a gravel parking pad. Located close to schools, shopping, grocery stores such as Costco only a 7 minute drive away, parks, walking and biking paths, and with quick access to Stoney Trail, this is a great opportunity to move into a mature community with everything you need nearby.