



**GRASSROOTS**  
REALTY GROUP

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**82 Everstone Place SW**  
**Calgary, Alberta**

**MLS # A2235287**



**\$408,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Front Drive, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 342
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d55
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home		

<b>Inclusions:</b>	N/A
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\*\*\*\*\*OPEN HOUSE : AUGUST 24, 2025 at 2-4pm \*\*\*\*\*PRICE REDUCED \$408,900.Steps into comfort and possibility in the vibrant community of Evergreen. This inviting 3 bedroom, 1.5 bathroom home is full of charm and potential-perfect for growing families or first-time buyers. You'll love the warm, open concept living space with a cozy gas fireplace, spacious kitchen and bright dining area for gathering with loved ones. Fridge and electric range updated in 2024,washer and dryer in 2023.The unfinished basement offers room to grow, whether you're dreaming of a home gym, playroom or media lounge. With a single attached garage and convenient access to parks, schools, shopping and transit, this home is move -in ready and waiting for your next chapter. Call your favorite REALTOR&reg; today.