



**GRASSROOTS**  
REALTY GROUP

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**165 Eversyde Boulevard SW**  
**Calgary, Alberta**

**MLS # A2238960**



**\$560,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Private, Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Shelves in the garage , Rooftop storage racks in the garage , Ikea closet in master bedroom, Work bench in garage

Welcome to this beautifully updated 3 bedroom, 3.5 bathroom semi-detached home located in the sought after community of Evergreen, a family friendly neighbourhood known for its parks, pathways, and just steps away from schools, and shopping. From the moment you arrive, you'll appreciate the inviting front porch, perfect for morning coffee or relaxing evenings. Step inside and be greeted by a bright open-concept layout that flows seamlessly from the cozy living room to the stylish kitchen with stunning quartz countertops and into the spacious dining area. Large windows flood the main floor with natural light, showcasing the home's many upgrades, including fresh paint throughout, refinished kitchen cabinets, modern pot lights, new vent covers, and countertops that add a touch of elegance to the kitchen. Thoughtful touches like soft close toilet seats, deadbolt locks on the front and back doors, and refreshed stair risers on the front steps add both style and function. Upstairs, you'll find a rare and flexible layout featuring two primary bedrooms, each with its own walk in closet and private 4 piece ensuite that is perfect for families, roommates, or guests. One bedroom also includes a custom IKEA closet system for added storage and organization. The fully finished basement is an entertainer's dream, designed with bold red accents for Calgary Flames or 49ers fans, and includes a large recreation space, an additional bedroom with new pot lights, a full 3 piece bathroom, and a laundry area. Step outside to your private backyard oasis, complete with a double detached garage featuring added ceiling storage that is perfect for seasonal items and tools. The updated front yard planter adds a final touch of curb appeal to this well cared for home. This move in ready property in Evergreen offers comfort, space, and thoughtful upgrades throughout. Don't miss

your chance to own this stylish and functional home in one of Calgary’s most desirable communities!