



GRASSROOTS
REALTY GROUP

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2382 Eversyde Avenue SW
Calgary, Alberta

MLS # A2242183



\$444,900

Division:	Evergreen		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,230 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this well-maintained 3-bedroom, 3-bathroom townhome located in the sought-after community of Evergreen. Featuring over 1700 sq.ft. of developed space and updates completed within the last few years, including new main floor flooring, updated kitchen cabinets, and newer carpet upstairs, this home offers a move-in-ready experience with modern touches throughout. The bright and functional main floor includes a spacious living area, dedicated dining space, and a well-laid-out kitchen. Upstairs you'll find three bedrooms, including a generous primary with a private 3-piece ensuite. A second full bathroom completes the upper level. The fully finished basement adds excellent flexibility with a large rec room, third full bathroom, and room for a home office, gym, or guest area. Additional features include two assigned parking stalls, a welcoming front porch, and great curb appeal. Enjoy a convenient location close to shopping, schools, parks, amenities, and major roadways including Stoney Trail. Ideal for first-time buyers, small families, or investors — this is a fantastic opportunity to own in a well-managed complex in a family-friendly neighbourhood. Book a private showing today!