



GRASSROOTS
REALTY GROUP

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140 Eversyde Circle SW
Calgary, Alberta

MLS # A2249264



\$580,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home		

Inclusions: N/A

Located in the desirable community of Evergreen, this absolutely pristine 3 bedroom, 1.5 bathroom 2-storey home is filled with natural light and showcases true pride of ownership throughout. From the moment you walk in, the main floor welcomes you with gleaming hardwood floors and large windows that create a warm, inviting atmosphere. The kitchen is both stylish and functional with maple cabinetry, a walk-in pantry, ceramic tile flooring, and brand new stainless steel appliances. The living room is the perfect gathering space, featuring a gas fireplace with mantle that is fully operational and has recently passed all inspections. Upstairs, the home shines even brighter with windows that flood the bedrooms and landing with sunlight, creating an airy, open feel. The lower level adds a spacious family room, ideal for movie nights or a play space. Outside, the massive pie-shaped lot offers incredible privacy thanks to mature trees, and the south-facing backyard is truly an entertainer's dream with a huge 3-tier deck that provides plenty of room for outdoor furniture and for hosting friends and family, complete with a gas line for BBQ. Complete with an oversized double rear garage (24' x 22') and a brand new washer and dryer (2025), this home is move-in ready and offers unmatched comfort, style, and value in one of Calgary's most sought-after communities.