



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2366 Eversyde Avenue SW
Calgary, Alberta

MLS # A2283909



\$389,900

Division:	Evergreen		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Removable Kitchen Island

Welcome to this beautiful/Well-maintained 3-bedroom townhome in the community of Evergreen is near everything that the SW has to offer. Just steps from playgrounds, Shopping, Schools & Transit.....A spacious entrance greets you as you enter from the south facing porch. Laminate floors & Large windows throughout the main floor flow from the living room into the dining area and into the open eating area/kitchen. All carpets were replaced. The entire home freshly painted in neutral tones and replaced all new light fixture. Open concept. The massive/bright living room can easily accommodate all your furniture while the dining room allows you to host large family get-togethers for years to come! Gourmet kitchen is overlooking the backyard, completed with functional white cabinetry, removable kitchen island and ALL NEW Stainless-Steel Appliances. Good size dining room is perfect for hosting those memorable meals. Garden Door to your semi-private exposed aggregate patio, space to BBQ & lounge in the sun all day! 2 parking stalls & visitor parking, RIGHT OUTSIDE your back door! New Vinyl flooring throughout the second floor. Upstairs features a large master with 3 piece ensuite & walk-in closet. Across the hall, two additional bedrooms await your kids, guests or office space. The downstairs is wide open and awaits your creative touch. Roughed in plumbing is there for your convenience. 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 neighborhood. Book a private showing today!