



142 EVERSYPDE Common SW
Calgary, Alberta

MLS # A2284511



\$419,900

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,300 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Rear, Single Garage		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 458
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

WELCOME to this CHARMING 2-Storey Townhouse offering 1,723 Sq Ft of DEVELOPED Living Space, w/a FULLY DEVELOPED Basement, 3 GOOD-SIZED Bedrooms, 2 1/2 Bathrooms, an ATTACHED SINGLE Garage w/ a DRIVEWAY for EXTRA PARKING, + a Backyard backing onto GREENSPACE in the FAMILY-FRIENDLY Community of Evergreen!! NESTLED within the well-maintained EVERSYPDE COMMON complex + surrounded by MATURE TREES. Stepping through the front door, you're welcomed by FRESH, Neutral Paint + TILE Flooring that flows down the hall. A CONVENIENT 2-PC Bath sits across from the entry to the garage - PERFECT for those cold winter days!! The Main Living Area is a BRIGHT + RELAXING place to unwind w/ WARM HARDWOOD Floors. Turn on the GAS Fireplace in the Living Room + NESTLE up on the couch w/a book after a long day. The WEST-FACING patio doors flood the space w/NATURAL SUNLIGHT + frame STUNNING SUNSETS each evening. ENTERTAIN w/ease in the connected Dining Room - GATHER w/FAMILY + FRIENDS around the table + create LASTING MEMORIES together. The Kitchen features WARM Cabinetry, LAMINATE Countertops w/a BREAKFAST BAR for quick on-the-go meals, + a sleek mix of SS + Black Appliances - designed to keep everything ORGANIZED while offering FUNCTIONAL flow for everyday living. Up the staircase to the 2nd level, you'll find the 2nd + 3rd GOOD-SIZED Bedrooms, perfectly positioned next to the 4-PC Bath complete w/a SOAKER Tub + PLENTY of Counter Space. These versatile rooms are IDEAL for Kids, welcoming Family + Friends staying the night, or can easily transform into a HOME OFFICE to suit your lifestyle needs. The Primary Bedroom is a CALMING RETREAT featuring a WALK-IN CLOSET + a PRIVATE 3-PC

EN-SUITE w/SHOWER, your own peaceful escape at the end of the day. Heading down to the Basement, you'll find the Laundry + Utility Room conveniently tucked away. The LARGE FAMILY ROOM offers INCREDIBLE FLEXIBILITY, host Movie or Game Nights, set up a Home Gym, create a Hobby Room, or design the ultimate Play Space!! Step outside to the Backyard + ENJOY dining on warm SUMMER evenings w/the BBQ going, or LOUNGING under the starry sky. Kids will LOVE the EXTENDED GREENSPACE that feels like part of your own yard, + a nearby playground to keep them active and entertained!! LOCATED in a PRIME southwest Calgary location w/QUICK access to MAJOR roadways like MACLEOD TRAIL + STONEY TRAIL, making commuting to downtown or beyond EASY + CONVENIENT. MINUTES from EVERYDAY Necessities, including Sobeyes, Shoppers Drug Mart, restaurants, cafes, + services at the nearby Bridlewood + Shawnessy shopping areas + QUICK access to TRANSIT links, including bus routes + the Fish Creek–Lacombe LRT station. Families will appreciate a VARIETY of QUALITY SCHOOLS such as Evergreen School, Marshall Springs School + Our Lady of the Evergreens School close by, along with nearby parks, playgrounds, pathways + easy access to Fish Creek Provincial Park for recreation. Book your viewing TODAY - this is the one you've been waiting for!!