



**40 Eversyde Circle SW  
Calgary, Alberta**

**MLS # A2299615**



**\$559,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island		

**Inclusions:** N/A

Finding a home that balances practicality with pride of ownership can be a challenge, but this home makes it look easy. Tucked away on a quiet, low-traffic street in the established community of Evergreen, this detached 2-storey home is the definition of "move-in ready." It prioritizes quality and comfort, providing a solid foundation for the life you're looking to build. The layout is all about functionality, offering 1,780 square feet of total living space where every room serves a real purpose. You won't find any wasted square footage here; instead, the space is dedicated to the areas families use most. The upper floor features three generous bedrooms, including a primary suite that actually has the extra breathing room you need. Downstairs, the fully finished basement adds a fourth bedroom and a versatile rec room—perfect for a home gym, a guest space, or a dedicated spot for the kids to call their own. What really stands out is how well this home has been cared for. You can tell the current owners truly loved this place, and that pride of ownership gives you a lot of peace of mind. While the kitchen is original, it is in great condition, and the bathrooms have been updated just enough to feel fresh. The "big" maintenance items have already been checked off the list, too, including a new roof and siding replaced in 2022. It's the kind of home where you can move in on day one and not worry about a massive to-do list. The outdoor space is just as practical as the interior. Even with the oversized double detached garage, the backyard still feels spacious and open. They just finished building a brand-new patio, which is the perfect spot for summer morning coffees or weekend BBQs while the kids play on the grass. Living in Evergreen means leaning into that quiet, family-oriented lifestyle. It's the kind of neighborhood where the streets are safe and

schools and parks are always close by. While it's a peaceful spot, you aren't isolated—it's a quick hop onto Stoney Trail or Macleod Trail, making it easy to get anywhere in the city or head out to the mountains for the weekend. With transit just a short walk away and shopping centers only minutes by car, this is just a solid, honest home for a family looking to plant some roots.