



**2317 Eversyde Avenue SW  
Calgary, Alberta**

**MLS # A2300304**



**\$415,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Humidifier and Refrigerator to be sold in "as is" condition.

This townhouse is truly one of a kind- featuring a FRONT DOUBLE ATTACHED GARAGE, and an END UNIT! It genuinely feels like a detached home, starting with a welcoming front entry that offers plenty of space for everyone to comfortably get in the door. The main floor showcases an open-concept kitchen, dining, and living area that flows seamlessly out to the back patio- made even better by having no direct neighbour behind, giving you added privacy and extra sunshine. As you head upstairs, you'll immediately notice the BRAND-NEW CARPETS throughout. The primary bedroom is impressively sized, offering a walk-in closet, and a versatile nook perfect for a reading corner or home office. With two full bathrooms upstairs, mornings run smoothly with space for everyone. The upper level is filled with natural light, and the layout works beautifully for both families and couples alike. Hosting is easy here, with a double garage, double driveway, and ample street parking- plus visitor parking within the complex (although you likely won't need it!). The basement is ready for your personal touch- whether you envision additional living space or simply need extra storage. Location-wise, it doesn't get more convenient. You're one or two minutes from everyday essentials like Starbucks, Tim Hortons, Shoppers Drug Mart and Sobeys, along with pubs, medical services, banks, and more. Plus, nearby ponds and walking/bike paths make it easy to enjoy the outdoors whenever you like.