



**110 Eversyde Common SW
Calgary, Alberta**

MLS # A2302863



\$359,900

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 441
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: none

Welcome to this bright, south-facing end-unit townhome in the family-friendly community of Evergreen. Enjoy sunshine on your front veranda and the convenience of being just steps from the playground, perfect for families. A soaring two-storey foyer welcomes you into an ideal starter home offering 1,300+ sq. ft. above grade, plus 500+ sq. ft. in the undeveloped basement. With low condo fees and two outdoor parking stalls, this is an excellent step into homeownership for a busy household. The living room and dining room are impressively spacious, and the custom-designed kitchen was thoughtfully upgraded to provide more cabinetry than typical units in the complex. Patio doors off the dining area lead to a private yard and your convenient parking area. Upstairs, you’ll find three generous bedrooms and a full bathroom featuring beautiful tile accents. The bright, spacious primary bedroom includes a private 2-piece ensuite. Downstairs, the basement is ready for your ideas with plenty of room for an additional bedroom and bathroom. Close to all amenities, with easy access to Stoney Trail and only minutes from Fish Creek Park.