



**325 Eversyde Circle SW  
Calgary, Alberta**

**MLS # A2149960**



**\$636,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry		

**Inclusions:** n/a

OPEN HOUSE SAT August 10 from 1-3pm! Welcome to the desirable SW community of Evergreen! This lovely home offers 4 bedrooms and 2 and half bathrooms at nearly 2000 sq ft of living space. Located on a quiet cul de sac, it has an oversized double car detached garage and private yard, it is a great place to call home. Entering the house with an inviting living area with a gas fireplace and a large window that brings in an abundance of natural light. A spacious kitchen and dinning area with south facing yard is great for a family gathering and retreat. This area leads to the spacious deck, a fully fenced back yard and a double car garage. The second level offers three good sized bedrooms and 2 bathrooms. The basement is developed with a rec area for entertainment and one bedroom. This house is close to many amenities, schools and parks. Steps away from Fish Creek Provincial park, and conveniently access to Stoney Rind Road to any parts of the city, don't miss the opportunity and schedule a showing today.