# \$435,900 - 154 Eversyde Common Sw, Calgary

MLS® #A2204871

## \$435,900

3 Bedroom, 3.00 Bathroom, 1,325 sqft Residential on 0.04 Acres

Evergreen, Calgary, Alberta

BANK ON THE MARKET BECAUSE OF FINANCING! Welcome to 154 Eversyde Common SW â€" A Place to Call Home in the Heart of Evergreen

Nestled in the sought-after, family-friendly community of Evergreen, this beautifully maintained 2-storey townhouse is more than just a property â€" it's your next chapter.

From the moment you step inside, you'II be embraced by warmth, comfort, and thoughtful design. This 3-bedroom, 2.5-bathroom home blends style and functionality, making it perfect for growing families, first-time buyers, or savvy investors. Highlights Include:

A spacious open-concept main floor featuring a cozy brick-accented living room, complete with a gas fireplaceâ€"perfect for curling up on chilly evenings.

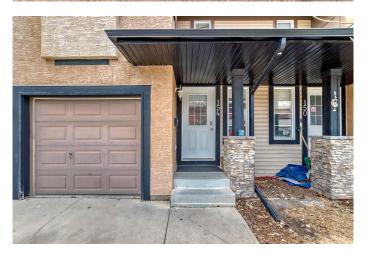
A modern kitchen with stainless steel appliances, designer backsplash, stylish pot lighting, and ample cabinetry to bring your culinary dreams to life.

The primary bedroom boasts a private ensuite and walk-in closet, offering the ideal retreat after a long day.

Enjoy the convenience of upstairs laundry, saving you trips up and down the stairs.







Laminate and plush carpet flooring throughout, combining durability and comfort.

Integrated sound system on the main floor sets the mood for every momentâ€"whether it's a family dinner or movie night.

Theatre-style lighting along the staircase adds a touch of elegance and guides your way upstairs.

?? Step outside and you're just steps from a playground, with 5 schools nearbyâ€"from preschool to junior highâ€"making school runs a breeze. Dog lovers will appreciate proximity to a dog park, and weekends can be spent exploring Spruce Meadows or shopping at the nearby Shawnessy Village, with its countless stores, services, and LRT access.

The attached garage offers built-in shelving and storage, and the private patio features a natural gas BBQ hookupâ€"perfect for summer gatherings and evening meals outdoors.

Whether you're starting out or settling in, 154 Eversyde Common SW is where comfort meets community, and convenience meets charm.

Don't miss your chance to make this Evergreen gem your own. Book your private showing today and fall in love with where you live.

Built in 2004

#### **Essential Information**

MLS® # A2204871 Price \$435,900

Bedrooms 3
Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,325 Acres 0.04 Year Built 2004

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 154 Eversyde Common Sw

Subdivision Evergreen
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 4Z6

## **Amenities**

Amenities Park, Parking, Playground, Snow Removal, Storage, Visitor Parking

Parking Spaces 2

Parking Concrete Driveway, Driveway, Front Drive, Single Garage Attached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Pantry, See Remarks, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, See Remarks, Other

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other, Storage, Playground

Lot Description Back Yard, Landscaped, See Remarks, Backs on to Park/Green Space,

No Neighbours Behind, Other

Roof Shingle, Asphalt, Other, See Remarks

Construction Concrete, Stucco, Vinyl Siding, See Remarks

Foundation Poured Concrete, See Remarks

#### **Additional Information**

Date Listed March 23rd, 2025

Days on Market 32

Zoning M-G

HOA Fees 1

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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