\$799,000 - 250 Eversyde Close Sw, Calgary

MLS® #A2207608

\$799,000

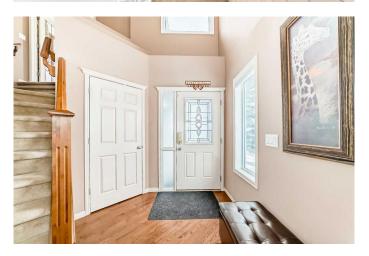
4 Bedroom, 4.00 Bathroom, 1,868 sqft Residential on 0.11 Acres

Evergreen, Calgary, Alberta

Discover the epitome of family living with this extraordinary 4-BEDROOM, 3.5-BATHROOM home, perfectly situated on a desirable CORNER LOT. Steps from Evergreen SCHOOL Elementary and directly across from a lively PLAYGROUND, this 2672.8 sq ft residence melds comfort with convenience. Enjoy enhanced views with UPGRADED TRIPLE PANE WINDOWS on two sides and a NEW PATIO DOOR leading to the upper balcony. The backyard features a RUBBER PAD, ideal for child care, offering a SAFE PLAY area for KIDS. The master ensuite invites relaxation with a luxurious corner soaker tub and separate shower. Culinary enthusiasts will appreciate the modern kitchen, complete with a high CFM hood fan and sleek French door fridge. Unwind by the sophisticated stone surround corner FIREPLACE or bask in the UPGRADE LIGHTING and smart wiring throughout. Stay comfortable all year with a high-efficiency 2-stage FURNACE and WATER HEATER, both REPLACED just 4 years ago. The CENTRAL AIR CONDITIONING and CENTRAL VACUUM systems add modern convenience, while the additional SUNROOM offers relaxation and versatility. Uniquely, this property houses an running HOME BASED CHILD CARE BUSINESS, licensed and APPROVED under Family Child Care Program, offering an ENTICING BUSINESS OPPORTUNITY. Embrace a lifestyle enriched by proximity to schools and community







amenities. Own this exceptional property, where HOME and BUSINESS seamlessly INTEGRATE. Schedule your viewing today and explore ENDLESS possibilities!

Built in 2005

Essential Information

MLS® # A2207608 Price \$799,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,868 Acres 0.11 Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 250 Eversyde Close Sw

Subdivision Evergreen
City Calgary
County Calgary
Province Alberta
Postal Code T2Y5A2

Amenities

Amenities Other Parking Spaces 5

Parking Additional Parking, Alley Access, Concrete Driveway, Double Garage

Attached, Garage Door Opener, Insulated, Off Street

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen

Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting

Appliances Central Air Conditioner, Dishwasher, Electric Range, Microwave,

Refrigerator, Washer/Dryer Stacked

Heating Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas, ENERGY

STAR Qualified Equipment, Humidity Control

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Blower Fan, Decorative, Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Balcony, Garden, Storage

Lot Description Back Lane, See Remarks, Street Lighting, Corner Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete, Log, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2025

Days on Market 1

Zoning R-G

HOA Fees 130

HOA Fees Freq. ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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