

# \$449,900 - 95 Eversyde Point Sw, Calgary

MLS® #A2238803

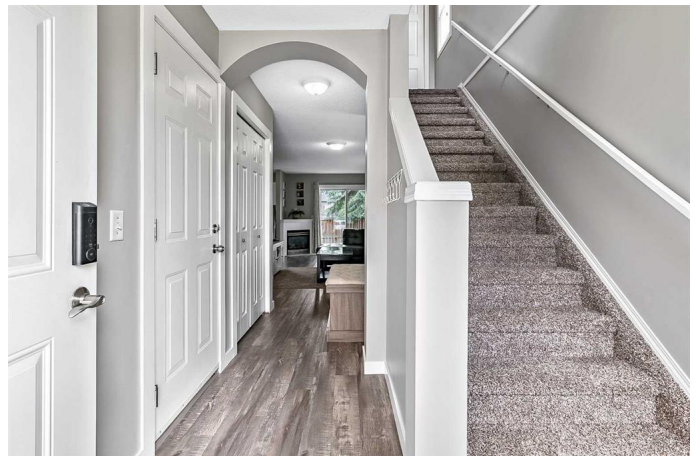
**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.05 Acres

Evergreen, Calgary, Alberta

Welcome to your dream home in the coveted neighborhood of Evergreen! The best location in the complex, right beside a walkway and park!!! This beautiful end unit townhouse offers the perfect blend of affordability, style, and convenience. Step inside and be greeted by an inviting open floor plan adorned with brand new carpet and rich laminate flooring that combines durability with aesthetic appeal. The living room features a cozy gas fireplace and provides a versatile space ideal for family gatherings and entertaining. Upstairs, the spacious primary bedroom retreat awaits, complete with a walk-in closet and your own three-piece ensuite bathroom. Two additional generously sized bedrooms and a full bathroom provide ample space for family or guests. The basement has been tastefully finished with a large family room and includes space for a future bathroom, offering endless possibilities for customization. Outside, enjoy the privacy of your own yard, perfect for barbecuing, relaxing, or entertaining during those warm summer days. Convenience is key in Evergreen, with day-to-day shopping, restaurants, and entertainment options just a stone's throw away. Explore the abundance of stores along the main thoroughfare, or hop on the nearby light rail transit for easy access to the city center. This home truly has it all – from thoughtful upgrades to an unbeatable location near Kananaskis Country, major ring roads, and shopping corridors – all at an affordable price point. The combination of



three bedrooms, two and a half bathrooms, and the desirable end unit position makes this property exceptional. Don't miss out on this incredible opportunity! Schedule your private viewing today and make this your new home sweet home.

Built in 2004

### **Essential Information**

MLS® #	A2238803
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,312
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	95 Eversyde Point Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4X7

### **Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Back Lane, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	10
Zoning	M-G d44

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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