

**121 Eversyde Point SW  
Calgary, Alberta**

**MLS # A2266373**

**\$429,900**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Evergreen   |               |                   |
| <b>Type:</b>     | Residential/Five Plus   |               |                   |
| <b>Style:</b>    | Townhouse   |               |                   |
| <b>Size:</b>     | 1,314 sq.ft.  | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Tandem                       |               |                   |
| <b>Lot Size:</b> | 0.02 Acre   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours |               |                   |

|                               |   |                   |        |
|-------------------------------|---|-------------------|--------|
| <b>Heating:</b>               | Forced Air, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>                | Laminate, Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>                  | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 349 |
| <b>Basement:</b>              | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>              | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | RM-1   |
| <b>Foundation:</b>            | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b><br>Closet(s) | Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In |                   |        |
| <b>Inclusions:</b>            | None  |                   |        |

Welcome to this beautiful 2-storey townhouse in the desirable community of Evergreen, backing onto a green space and playground. This bright home features 3 bedrooms and 1.5 bathrooms, freshly painted throughout. Enjoy a modern new kitchen with updated cabinets, quartz countertops, new backsplash, new dishwasher, new hood fan, new blinds and a one-year-old stove. The kitchen and dining area open to a balcony facing the green space, perfect for relaxing. The spacious living room is filled with natural light. The main floor also includes a new half bathroom with an updated toilet, cabinet, and quartz countertop. Upstairs offers three bedrooms, a renovated 5-piece bathroom with dual sinks, new cabinets, and quartz countertop, plus convenient laundry. The heated double tandem garage provides ample space and includes a patio facing the green space. Additional upgrades include a new furnace (Sept 2024) and hot water tank (August 2025). Located close to public transit, schools, shopping (Shoppes at Bridlewood), and quick access to Stoney Trail. A must-see home! Don't miss this completely renovated move-in-ready home!