

**86 Eversyde Common SW
Calgary, Alberta**

MLS # A2280590



\$420,000

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,340 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.02 Acre		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 428
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home		

Inclusions: Deep Freezer in Basement

WELCOME TO YOUR NEW HOME! Nestled in the heart of the sought-after community of Evergreen, this move-in-ready 3-bedroom, 3-bathroom townhouse is the perfect place to start your next chapter of homeownership. With over 1,300 sq ft of thoughtfully designed living space and recent updates throughout, this home checks all the right boxes. The main floor features a bright, open layout that flows easily between the living, dining, and kitchen areas—perfect for everyday living and entertaining. Cozy up by the gas fireplace on Calgary’s crisp winter nights, or gather in the open, airy kitchen with plenty of space to cook, host, and connect. The large living room offers abundant natural light and opens to a south-facing front porch, perfect for enjoying Calgary’s sunshine year-round. The kitchen peninsula offers extra seating and makes casual meals and morning coffees a breeze. Upstairs, the primary bedroom is a true retreat with its own 4-piece ensuite and dual closets. You’ll also find two additional generously sized bedrooms and the convenience of upstairs in-suite laundry. The basement is partially finished and ready for your ideas—whether that’s a games room, movie space, home gym, or even a future bedroom and bathroom with the existing egress window and available space. Outside is where this home really shines for hosting. Enjoy a cement patio already in place and a beautifully maintained lawn—perfect for summer BBQs, evening drinks, and entertaining friends. Additional features include two assigned parking stalls, low condo fees, tons of storage, fresh paint and new carpet throughout. Living in Evergreen means being close to parks, schools, pathways, and everyday amenities—all in a family-friendly, well-established community. This isn’t just a home, it’s a

great opportunity to step into homeownership and start making memories. There's so much more to see in person—book your showing today!