

# \$619,900 - 304 Eversyde Circle Sw, Calgary

MLS® #A2222200

**\$619,900**

4 Bedroom, 3.00 Bathroom, 1,281 sqft

Residential on 0.08 Acres

Evergreen, Calgary, Alberta

Nestled in the tranquil community of Evergreen, this stunning 2 Storey home offers an unparalleled living experience with its impressive array of upgrades (too many to mention). The neighborhood boasts numerous parks, pathways, and playgrounds, making it an ideal location for families and outdoor enthusiasts alike. After you walk up the front path through the low maintenance yard that includes underground irrigation, weather sensors and drip irrigation for hanging pots, you'll step into your new home. You will be greeted by a bright and inviting entryway with a half bath and plenty of storage space. The beautifully updated kitchen is a chef's dream, with granite countertops, stainless steel appliances, and a convenient coffee bar. Throughout the main floor new luxury Vinyl Plank flooring was added to give the space that polished feel. The dining area provides the perfect setting for intimate dinners or large gatherings with loved ones. Enjoy the living room with its cozy gas fireplace that creates a warm and welcoming ambiance, perfect for those cold winter evenings. The new carpet going up the stairs and throughout the second level and basement adds a touch of elegance and sophistication to the space. On the second level you'll find two spacious bedrooms and a huge primary suite along with a walk-in closet and a Jack & Jill 4-piece bath. The completely renovated lower level of the home features an additional bedroom, recreation area and a 3-piece bathroom, offering versatile



living space for a growing family or accommodating guests. The basement also provides ample storage space, ensuring that everything has its place. Walk out the back sliding door onto the deck, perfect for entertaining or simply enjoying the beautifully landscaped yard. Truly one of the standout features on this property is the new all-season office/studio with upgraded windows and double doors, think of the possibilities. Oh, and let's not forget about the newly built garage with an upgraded insulated door for extra protection and loads of additional storage space. Situated in a prime location, this home offers easy access to Stoney Trail, Fish Creek Park, shopping centers, and schools of all levels, making it the perfect choice for those seeking a balance of comfort, convenience, and natural beauty. Don't miss the opportunity to make this exceptional home your own. Schedule a viewing today and experience the quality and craftsmanship that awaits you in Evergreen.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222200    |
| Price          | \$619,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,281       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 304 Eversyde Circle Sw |
| Subdivision | Evergreen              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 5C7                |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | None   |
| Parking Spaces | 3  |
| Parking        | Alley Access, On Street, Oversized, Single Garage Detached |
| # of Garages   | 1  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Stone  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Pie Shaped Lot, Yard Lights |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 45             |
| Zoning         | R-G            |
| HOA Fees       | 105            |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office            TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.