

2526 Eversyde Avenue SW  
Calgary, Alberta

MLS # A2216215



\$515,000

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,478 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed, Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 524
LLD:	-
Zoning:	M-1
Utilities:	-

**Inclusions:** Shelves on walls and Mirror in Master Bedroom, Shelving in Garage

This beautifully maintained corner unit townhome in the desirable community of Evergreen is packed with upgrades, thoughtful details, and timeless design. As a former show home, it offers enhanced finishes and a functional layout that's perfect for families, first-time buyers, or investors alike. Step inside to a bright and inviting main floor featuring hardwood flooring, large windows, and a welcoming front-facing deck off the living room, perfect for relaxing or entertaining. The spacious dining area is surrounded by extra windows, creating a sun-soaked space ideal for family meals or hosting friends. The kitchen has been tastefully updated with new quartz countertops, new stainless steel appliances, and updated modern black hardware. A convenient main floor laundry area with a new washing machine (2025) and a half bathroom complete the main level. Upstairs, you'll find three well-sized bedrooms, including a spacious primary suite complete with a walk-in closet, 4-piece ensuite, and its own sitting area, a perfect retreat. A second 4-piece bathroom serves the additional bedrooms. The fully finished basement offers a flexible space for a rec room or gym, plus a 3-piece bathroom and bedroom. Outside, enjoy both a private front porch and a backyard with a deck, ideal for summer BBQs or quiet evenings. The double detached garage adds even more convenience and storage. Set in a family-friendly community, you're just minutes from schools, parks, pathways, shopping, and excellent access to both Macleod and Stoney Trail. This upgraded, move-in-ready home is a must-see, book your showing today!