

# \$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	33
Zoning	R-G
HOA Fees	105

HOA Fees Freq.     ANN

**Listing Details**

Listing Office            TREC The Real Estate Company

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