

35 Eversyde Court SW  
Calgary, Alberta

MLS # A2221091



\$494,900

Division:	Evergreen		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,431 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 396
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NA

A rare find in this complex, 35 Eversyde Court SW is an end-unit townhome that offers a double attached garage, three bedrooms, two and a half bathrooms, and a finished basement, making it a true standout in Evergreen. The main floor features a bright and functional layout with a spacious living area, a well-appointed kitchen with ample cabinetry, and a dining space filled with natural light. Upstairs, you will find three well-sized bedrooms, including a generously sized primary suite that feels like a true retreat. It not only includes its own private ensuite but also features a dedicated flex space, perfect for a home office, reading nook, or nursery. This added area is a rare and valuable feature for those working from home or looking for extra versatility. The finished basement provides even more flexibility, offering a great space for a recreation room, gym, or additional living area. Practical updates include air conditioning (2024), a new hot water tank (2024), and a brand-new washer (2025). As an end unit, the property enjoys added privacy and a unique feature: direct access to a pathway with its own private gate that leads straight to 162 Avenue SW. This makes getting to nearby amenities, transit, shopping, and dining incredibly convenient, everything you need is just steps away. Located in the vibrant and family-friendly community of Evergreen, you are close to schools, parks, playgrounds, and scenic walking paths. Whether you are a growing family or simply looking for a well-connected neighborhood to call home, this property offers a rare combination of comfort, location, and lifestyle.