

**165 Eversyde Common SW
Calgary, Alberta****MLS # A2219313****\$439,000**

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| Division: | Evergreen | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,192 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Corner Lot, Rectangular Lot | | |

Heating: Central, Natural Gas**Floors:** Carpet, Ceramic Tile, Hardwood**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Stucco, Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** Breakfast Bar, Laminate Counters**Water:** -**Sewer:** -**Condo Fee:** \$ 468**LLD:** -**Zoning:** T2Y4Z5**Utilities:** -**Inclusions:** 6-zone audio system

Step into this stylish and distinctive townhome through an OPEN HOUSE ON SATURDAY, MAY 17H, 12:00-3:00 pm. Nestled in the friendly, close-knit community of Evergreen. This home has been extensively renovated and upgraded. Additionally, the house has undergone several renovations, including a ceiling upgrade, carpet replacement, installation of a closet organizer with shelves, racks, and drawers. The welcoming tiled front entry offers storage complemented by a hallway featuring decorative wainscoting and hooks for chic storage solutions. The functional U-shaped kitchen is a chef's dream, equipped with stainless steel appliances, a stylish tile backsplash, two-tone cabinetry with elegant gold hardware, a dual-basin stainless steel sink, and a raised eating bar—perfect for casual dining and socializing. Beautiful solid hardwood floors flow seamlessly into the living and dining areas, each filled with natural light pouring through large windows. These open-concept spaces are ideal for entertaining, providing both spaciousness and coziness to gather with friends and family. A standout feature is the built-in 6-zone wireless speaker system, allowing you to enjoy your favorite tunes effortlessly throughout the main living areas. Step through the sliding glass door onto your very private concrete patio, complete with a removable privacy fence—an ideal outdoor retreat for relaxing or hosting gatherings. Upstairs, you'll find three generously sized bedrooms and a modern, stylish 4-piece bathroom with a tub/shower combo. The primary bedroom boasts a large walk-in closet with a window, custom built-in shelving, shoe racks, and drawers—creating a perfect sanctuary. The renovated laundry area features upper cabinets, and a wooden folding counter for added convenience. The finished basement offers a spacious rec room with hardwood

floors, plus rough-ins for a projector and future speakers—ideal for movie nights or entertaining. A versatile nook provides space for a workout area or a home office, while a large hidden utility/storage room behind a barn door offers ample extra storage. The attached single garage comfortably fits your vehicle and additional items, complemented by a small parking pad and an assigned off-street PARKING STALL (#64) for a second vehicle. Other features include additional attic insulation (up to R50 for enhanced energy efficiency) and radon mitigation system. Pet lovers will appreciate that this complex is pet-friendly, so bring your furry friends along. The board is active and the complex is well run. Located within walking distance to schools like Marshall Springs School and Glenmore Christian Academy, Shoppers Drug Mart, grocery stores-Sobeys, restaurants, a tobogganing hill, and a playground, this home offers the perfect blend of comfort, convenience, and community.