

38 Eversyde Point SW
Calgary, Alberta**MLS # A2213244****\$424,000**

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,301 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Landscaped, Paved		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Beautiful End Unit Townhome in Evergreen! This bright and inviting townhome is everything you've been looking for. Ideally located in a desirable end unit with an East-facing backyard, this home welcomes you with upgraded flooring and a main level filled with natural light. The layout is both smart and functional, featuring a charming white kitchen that opens to a spacious dining area—perfect for everyday living or entertaining. A convenient half bath completes the main floor. Upstairs, you'll find a generous primary bedroom with a private ensuite and walk-in closet, along with two additional well-sized bedrooms and a full 4-piece bath. The lower level offers a dedicated laundry space and remains undeveloped, ready for your personal touch. This home is loaded with fantastic upgrades, including vinyl windows, newer appliances, modern light fixtures, a BBQ gas line, privacy fencing, an exposed aggregate patio, and convenient front parking. Enjoy the best of Evergreen living with quick access to the new SW Ring Road, nearby schools, parks, and all the amenities you could need. Book your private showing today—this one won't last!