

\$494,800 - 35 Eversyde Court Sw, Calgary

MLS® #A2231021

\$494,800

3 Bedroom, 3.00 Bathroom, 1,431 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Welcome to 35 Eversyde Court SW—a standout end-unit townhome in the heart of Evergreen that offers the perfect blend of space, comfort, and convenience. This rare offering features a double attached garage, three bedrooms, two and a half bathrooms, and a fully finished basement, making it ideal for families or professionals alike.

Step inside to a bright and functional main floor with a spacious living area, a well-appointed kitchen with ample cabinetry, and a sunlit dining space—perfect for everyday living and entertaining. The ceilings have been freshly repainted, adding a crisp, refreshed feel to the home.

Upstairs, you will find three generously sized bedrooms, including a spacious primary suite that truly feels like a retreat. Enjoy your own private ensuite, plus a rare dedicated flex space—ideal for a home office, nursery, or reading nook. This thoughtful addition offers valuable versatility for today's lifestyles.

The finished basement provides even more flexibility with space for a rec room, home gym, or media area. Practical recent updates include central air conditioning (2024), a new hot water tank (2024), and a brand-new washer (2025).

As an end unit, the home enjoys enhanced privacy and a unique bonus: direct access to a



community pathway through a private gate, leading straight to 162 Avenue SW. With shopping, dining, transit, and amenities just steps away, convenience is truly at your doorstep.

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.

Built in 2004

Essential Information

MLS® #	A2231021
Price	\$494,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,431
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	35 Eversyde Court Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4S3

Amenities

Amenities	Trash
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	ENERGY STAR Qualified Equipment
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	2
Zoning	M-1 d75
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.