

# \$475,000 - 140 Eversyde Boulevard Sw, Calgary

MLS® #A2166258

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,124 sqft  
Residential on 0.07 Acres

Evergreen, Calgary, Alberta

OPEN HOUSE OCT 5 & 6 SAT 2-4PM

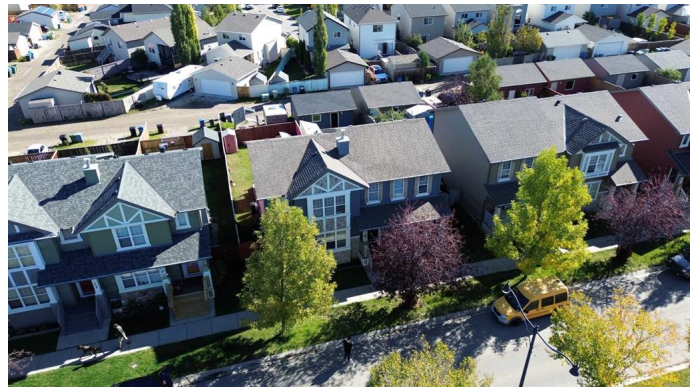
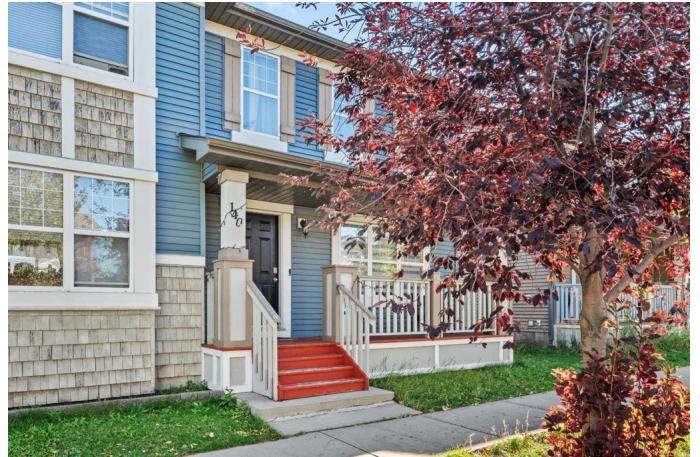
Welcome to Your Dream Home!

Step into over 1,400 sq ft of beautifully designed living space, featuring three spacious bedrooms and 2.5 bathrooms, complemented by a double garage and a fully finished basement. And the cherry on top? There are absolutely no condo fees! Embrace outdoor living with a large back deck, perfect for entertaining friends and family, and a generous yard that includes a charming greenhouse for your gardening dreams. The covered front veranda enhances the home's curb appeal, overlooking a serene, tree-lined boulevard that invites warmth and tranquility.

Inside, this home is equipped with six modern appliances and built-in speakers for a seamless music experience. The maple kitchen, featuring a raised breakfast bar and a convenient pantry, beautifully blends style and functionality, making it ideal for all your culinary adventures. The master bedroom offers a retreat-like feel with a spacious walk-in closet to accommodate all your storage needs. The fully developed basement serves as the perfect family retreat, showcasing a bright and inviting family room, a versatile den that can easily double as an additional bedroom, and a well-appointed 3-piece bath. The finished laundry area adds convenience to your daily routine.

Prime Location

This home is situated in a highly walkable



neighborhood, just moments away from schools, public transportation, shopping, dining, and even a nearby Starbucks. An outdoor skating rink is just around the corner! Enjoy the perfect blend of suburban charm and urban convenience, with major shopping centers and the LRT only five minutes away. Plus, Spruce Meadows is nearby, and the stunning mountains are just a short 20-minute drive.

Recent Upgrades

Recent enhancements include new hardwood floors on the main level, a high-efficiency hot water tank, and brand-new stainless steel appliances, including a refrigerator, dishwasher, microwave, and humidifier. The furnace is serviced annually, ensuring long-term peace of mind.

This home is truly a gem—don’t let it slip away! Schedule your showing today!

Built in 2006

Essential Information

MLS® #	A2166258
Price	\$475,000
Sold Price	\$505,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,124
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	140 Eversyde Boulevard Sw
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Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0B3

### Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Covered, Double Garage Detached, Drive Through, Enclosed, Garage Door Opener, Off Street

### Interior

Interior Features	Bookcases, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Few Trees, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 11th, 2024
Days on Market	8
Zoning	DC (pre 1P2007)
HOA Fees	105.00
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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