

250 Eversyde Close SW
Calgary, Alberta

MLS # A2246568

\$685,000

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|-----------|--|--------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,823 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Corner Lot | | |

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|-------------|--|------------|-----|
| Heating: | Central, Electric, Fireplace(s), Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Log, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Separate Entrance | | |

Inclusions: Ceiling Fan(S), Central Vacuum/Attachments, Garage Door Opener, Humidifier, HVAC System, Central A.C, Storage

PRICE REDUCED!! Don't miss this incredible opportunity! This immaculate, upgraded family home features 4 bedrooms, 3.5 bathrooms, and a fully finished walk up to grade with two steps basement, all on a sun-filled corner lot with no rear neighbours for added privacy. Enjoy a sunroom, balcony, and a kid-friendly backyard backing onto an alley — perfect for outdoor fun. Inside, the home is loaded with thoughtful upgrades: triple-pane windows, smart wiring, high-efficiency furnace & water heater, central A/C, central vacuum, and a new roof (2022). The walk up to grade with two steps basement is a perfect for entertainment and secondary suite purposes. This home offers comfort, function, and room to grow. A true gem for families or investors alike — act fast!