

**142 EVERSYPDE Common SW**  
**Calgary, Alberta**

**MLS # A2284511**



**\$419,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Rear, Single Garage		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 458
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

WELCOME to this CHARMING 2-Storey Townhouse offering 1,723 Sq Ft of DEVELOPED Living Space, w/a FULLY DEVELOPED Basement, 3 GOOD-SIZED Bedrooms, 2 1/2 Bathrooms, an ATTACHED SINGLE Garage w/ a DRIVEWAY for EXTRA PARKING, + a Backyard backing onto GREENSPACE in the FAMILY-FRIENDLY Community of Evergreen!! NESTLED within the well-maintained EVERSYPDE COMMON complex + surrounded by MATURE TREES. Stepping through the front door, you're welcomed by FRESH, Neutral Paint + TILE Flooring that flows down the hall. A CONVENIENT 2-PC Bath sits across from the entry to the garage - PERFECT for those cold winter days!! The Main Living Area is a BRIGHT + RELAXING place to unwind w/ WARM HARDWOOD Floors. Turn on the GAS Fireplace in the Living Room + NESTLE up on the couch w/a book after a long day. The WEST-FACING patio doors flood the space w/NATURAL SUNLIGHT + frame STUNNING SUNSETS each evening. ENTERTAIN w/ease in the connected Dining Room - GATHER w/FAMILY + FRIENDS around the table + create LASTING MEMORIES together. The Kitchen features WARM Cabinetry, LAMINATE Countertops w/a BREAKFAST BAR for quick on-the-go meals, + a sleek mix of SS + Black Appliances - designed to keep everything ORGANIZED while offering FUNCTIONAL flow for everyday living. Up the staircase to the 2nd level, you'll find the 2nd + 3rd GOOD-SIZED Bedrooms, perfectly positioned next to the 4-PC Bath complete w/a SOAKER Tub + PLENTY of Counter Space. These versatile rooms are IDEAL for Kids, welcoming Family + Friends staying the night, or can easily transform into a HOME OFFICE to suit your lifestyle needs. The Primary Bedroom is a CALMING RETREAT featuring a WALK-IN CLOSET + a PRIVATE 3-PC

EN-SUITE w/SHOWER, your own peaceful escape at the end of the day. Heading down to the Basement, you'll find the Laundry + Utility Room conveniently tucked away. The LARGE FAMILY ROOM offers INCREDIBLE FLEXIBILITY, host Movie or Game Nights, set up a Home Gym, create a Hobby Room, or design the ultimate Play Space!! Step outside to the Backyard + ENJOY dining on warm SUMMER evenings w/the BBQ going, or LOUNGING under the starry sky. Kids will LOVE the EXTENDED GREENSPACE that feels like part of your own yard, + a nearby playground to keep them active and entertained!! LOCATED in a PRIME southwest Calgary location w/QUICK access to MAJOR roadways like MACLEOD TRAIL + STONEY TRAIL, making commuting to downtown or beyond EASY + CONVENIENT. MINUTES from EVERYDAY Necessities, including Sobeyes, Shoppers Drug Mart, restaurants, cafes, + services at the nearby Bridlewood + Shawnessy shopping areas + QUICK access to TRANSIT links, including bus routes + the Fish Creek&ndash;Lacombe LRT station. Families will appreciate a VARIETY of QUALITY SCHOOLS such as Evergreen School, Marshall Springs School + Our Lady of the Evergreens School close by, along with nearby parks, playgrounds, pathways + easy access to Fish Creek Provincial Park for recreation. Book your viewing TODAY - this is the one you've been waiting for!!