

**173 Eversyde Common SW**  
**Calgary, Alberta**

**MLS # A2310892**



**\$419,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,431 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 504
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\* 173 Eversyde CM SW \*\*\* Well maintained&nbsp;2 storey townhouse in desired community Evergreen , very convenient location , easy access to 162AV , Stoney TR and Macleod TR .&nbsp;Walk to school and playground&nbsp;, walk to shopping like Sobeys Shoppers Drug Mart and starbucks / Tim Hortons .&nbsp;This lovely unit offers you 3+1 bedrooms , 3.5 bathroom , attached garage and professional finished basement . You have a front porch and patio in the backyard . Fireplace in living room and all engineered&nbsp;hardwood floors on main and upper level . Well run complex with lots of recent upgrades including new roof ( 2022 ) , Newer garage door ( 2023 ) and new front porch ( 2025 ) . Here is the best one in the area for a first time buyer or a growing family , Looking for the perfect&nbsp;place to call home ? check the photos and call your agent today !&nbsp;