

180 Eversyde Boulevard SW
Calgary, Alberta

MLS # A2321921



\$550,000

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,323 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan		

Inclusions: N/A

Every once in a while, a home comes along that simply makes sense. Not because it's the biggest house on the market or packed with flashy upgrades, but because it offers the complete package in a location where families genuinely want to live. Welcome to Evergreen. Situated on a sunny corner lot in one of Calgary's most desirable southwest communities, this beautifully maintained home offers nearly 2,000 square feet of developed living space, a double detached garage, a professionally finished basement completed with permits, central air conditioning, and a floor plan that has been thoughtfully designed for everyday family life. The main floor is bright, open, and welcoming from the moment you step inside. Large windows flood the home with natural light throughout the day, while the spacious kitchen, complete with newer stainless steel appliances, seamlessly connects to the dining and living areas, creating a space that feels both functional and inviting. Custom built-ins surrounding the fireplace add warmth and character to the heart of the home, while the beautifully finished mudroom provides the kind of practical storage and organization every busy family appreciates. Upstairs, you'll find three generous bedrooms, including a comfortable primary retreat and plenty of room for growing families. Downstairs, the professionally developed basement offers valuable additional living space that can easily adapt to your needs, whether that's a playroom, media room, home office, workout area, or all of the above. What truly sets this property apart is how effortlessly it combines comfort, functionality, and location. The major investments have already been made, including newer appliances, updated lighting, central air conditioning, custom millwork, and a fully finished basement, allowing the next owners to simply move in and enjoy. Outside, the fully fenced yard offers plenty

of space for kids and pets to play, while the corner lot provides an added sense of openness and natural light rarely found in comparable homes. Living in Evergreen means having one of Calgary's greatest natural amenities practically in your backyard. Fish Creek Park, with its endless pathways, mature trees, wildlife, and year-round recreation, is only minutes away. Excellent schools, playgrounds, shopping, restaurants, transit options, nearby LRT access, and quick connections to Stoney Trail make everyday life exceptionally convenient. For first-time buyers looking to enter a premier community, young families needing room to grow, or move-up buyers searching for exceptional value, this is the kind of home that is becoming increasingly difficult to find. Clean, complete, beautifully cared for, and located in one of Calgary's most established family neighbourhoods, this is a property you'll be proud to call home for years to come.