

# \$494,900 - 148 Eversyde Boulevard Sw, Calgary

MLS® #A2227176

**\$494,900**

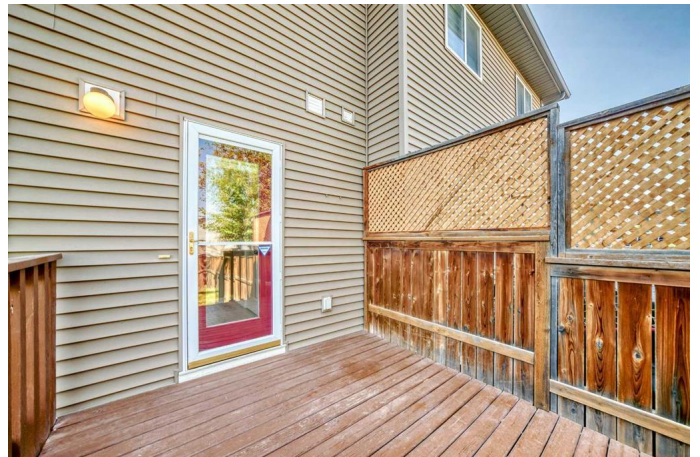
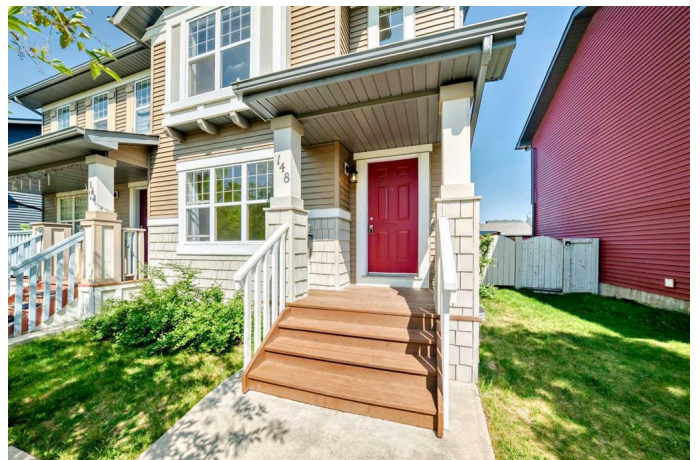
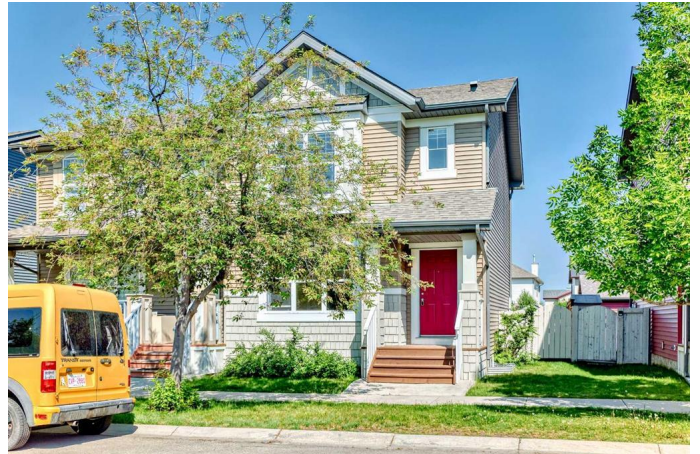
2 Bedroom, 3.00 Bathroom, 1,263 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

## CHARMING MOVE-IN READY HOME IN EVERGREEN

Discover this beautifully updated STARTER HOME OR INVESTMENT PROPERTY on a quiet, tree-lined street in the sought-after Evergreen neighbourhood. Enjoy a large, fully fenced private yard and a spacious parking pad ready for a future double garage. Brand new upgrades include new vinyl plank flooring, carpet, paint throughout the house, and a brand-new stove. Earlier upgrades include a 2-year-old hot water tank and an upgraded roof in 2023. The bright, open layout features a welcoming living room, a kitchen with stainless steel appliances, a breakfast bar, and a pantry. The dining area overlooks the lush backyard with deck access through the mudroom. Upstairs offers two large bedrooms, a versatile bonus room, and two full bathrooms. The primary bedroom boasts a large bay window, a four-piece ensuite, and a walk-in closet. The large basement is bright, comes with a washer and dryer, is roughed-in for a bathroom, and is ready for your personal touch. The backyard offers a deck, garden shed, and endless gardening potential. Enjoy walking distance to shopping, schools, and parks. Quick access to Fish Creek Park, Shawnessy Shopping Centre, Costco, Macleod Trail, and the SW Ring Road. Downtown is just 20 minutes away, and the Rocky Mountains are within easy reach. This property is a FANTASTIC VALUE that you



won't want to miss.

Built in 2006

### **Essential Information**

MLS® #	A2227176
Price	\$494,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,263
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	148 Eversyde Boulevard Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0B3

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

### **Interior**

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Full, Unfinished
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## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	14
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	One Percent Realty
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