

\$535,000 - 148 Eversyde Boulevard Sw, Calgary

MLS® #A2227176

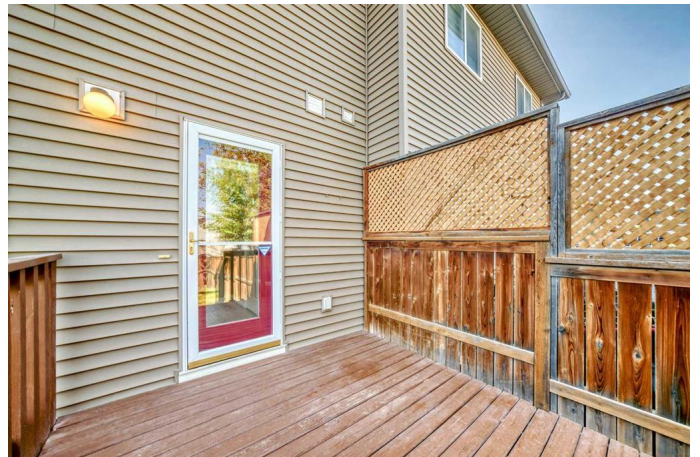
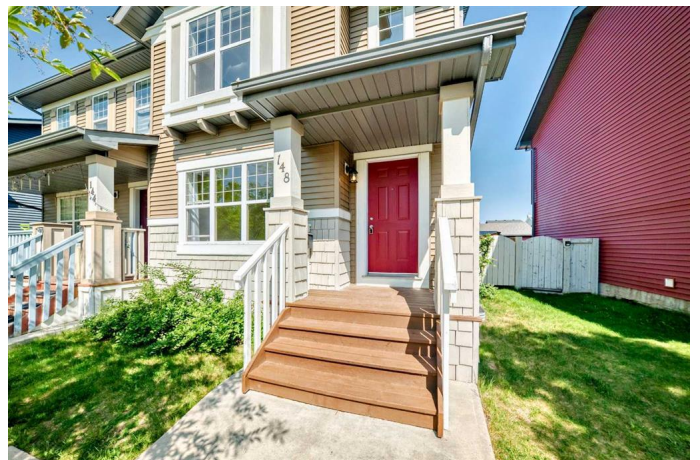
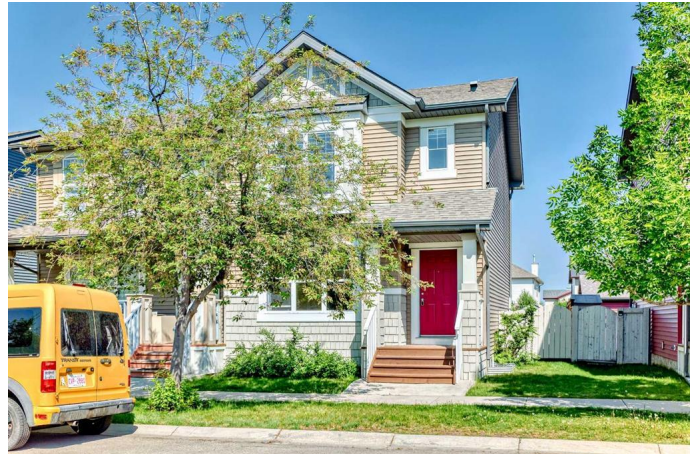
\$535,000

2 Bedroom, 4.00 Bathroom, 1,263 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Welcome to this wonderful starter home situated JUST SOUTH OF THE BOW RIVER AND FISH CREEK PARK. NICELY UPDATED WITH NEW VINYL PLANK FLOORING, NEW PAINT, new stove, 2-year-old hot water tank, 34 of the roof repaired in 2023. You'll love the large windows and the bright interior. There's a coat closet in the front, and as you enter the open floor plan, the living room is very spacious and will fit all of your big furniture. The kitchen features a breakfast bar and stainless steel appliances. THE DINING ROOM IS NEXT, FACING THE LUSH GREEN PRIVATE, FENCED BACK YARD, with another larger window and a mudroom that leads you to the deck outside. A 2-piece bath finishes off the main floor. Upstairs are two spacious bdrms, and a bonus room. There's a second four-piece bathroom and a bonus room, ideal for an office or play area. The primary bdrm has a bay window, a four-piece ensuite and a walk-in closet. Downstairs has nice big windows and is roughed in for a bathroom. A short drive takes you to the junior high school, while Dr. E.P. Scarlett High School is just 10 minutes away. Enjoy the proximity to Fish Creek Provincial Park, Shawnessy Shopping Centre, and the Buffalo Run retail center. Costco is less than 5 minutes by car, downtown Calgary is a quick 20-minute drive, and the stunning Rocky Mountains are only 40 minutes away. With seamless access to Macleod Trail and the Southwest Ring Road, convenience is at your



doorstep. This is a fantastic location. offering a unique lifestyle for active families. Don't miss this affordable chance to get into a home of your own.

Built in 2006

Essential Information

MLS® #	A2227176
Price	\$535,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
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, Walk-In Closet(s), Soaking Tub
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

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	2
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	One Percent Realty
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