

# \$749,000 - 250 Eversyde Close Sw, Calgary

MLS® #A2207608

**\$749,000**

4 Bedroom, 4.00 Bathroom, 1,868 sqft

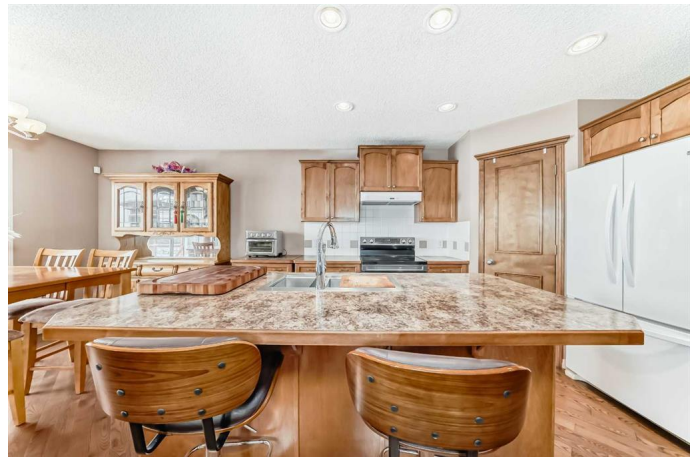
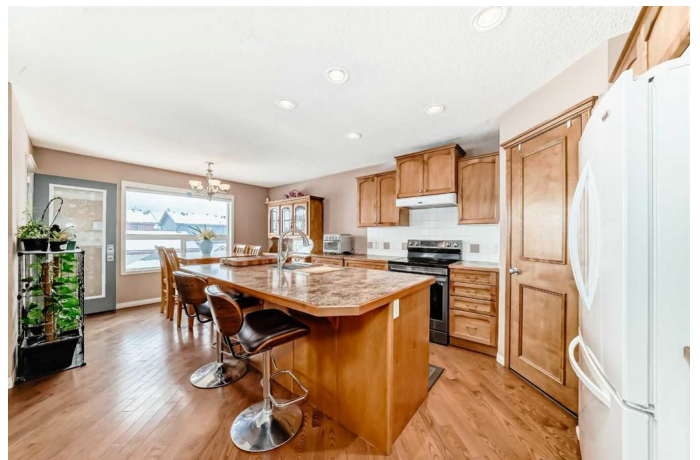
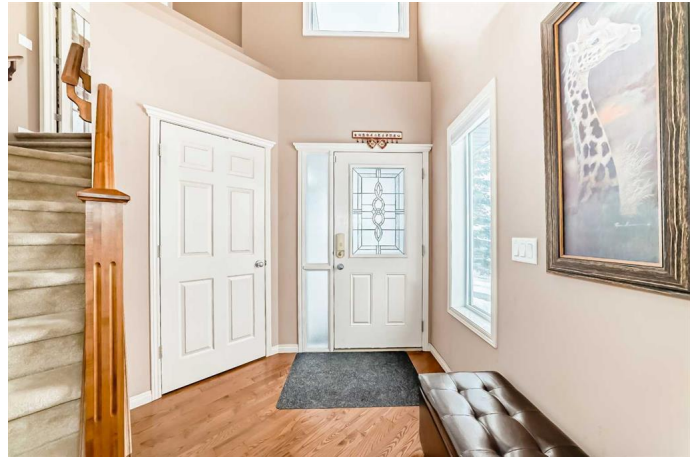
Residential on 0.11 Acres

Evergreen, Calgary, Alberta

MOTIVATED SELLER // PRICE

ADJUSTMENT TO MATCH MARKET

CONDITIONS. Discover the epitome of family living with this extraordinary 4-BEDROOM, 3.5-BATHROOM home, perfectly situated on a desirable CORNER LOT. Steps from Evergreen SCHOOL Elementary and directly across from a lively PLAYGROUND, this 2672.8 sq ft residence melds comfort with convenience. Enjoy enhanced views with UPGRADED TRIPLE PANE WINDOWS on two sides and a NEW PATIO DOOR leading to the upper balcony. The backyard features a RUBBER PAD, ideal for child care, offering a SAFE PLAY area for KIDS. The master ensuite invites relaxation with a luxurious corner soaker tub and separate shower. Culinary enthusiasts will appreciate the modern kitchen, complete with a high CFM hood fan and sleek French door fridge. Unwind by the sophisticated stone surround corner FIREPLACE or bask in the UPGRADE LIGHTING and smart wiring throughout. Stay comfortable all year with a high-efficiency 2-stage FURNACE and WATER HEATER, both REPLACED just 4 years ago. ROOF REPLACED around 3 year ago. Two side of the House replaced with triple pane WINDOWS . The CENTRAL AIR CONDITIONING and CENTRAL VACUUM systems add modern convenience, while the additional SUNROOM offers relaxation and versatility. Uniquely, this property houses an running HOME BASED CHILD CARE



BUSINESS, licensed and APPROVED under Family Child Care Program, offering an ENTICING BUSINESS OPPORTUNITY. Embrace a lifestyle enriched by proximity to schools and community amenities. Own this exceptional property, where HOME and BUSINESS seamlessly INTEGRATE. Schedule your viewing today and explore ENDLESS possibilities!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207608    |
| Price          | \$749,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,868       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 250 Eversyde Close Sw |
| Subdivision | Evergreen             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y5A2                |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Other   |
| Parking Spaces | 5   |
| Parking        | Alley Access, Double Garage Attached, Off Street, Additional Parking, |

|              |  |
|--------------|--|
|              | Concrete Driveway, Garage Door Opener, Insulated |
| # of Garages | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Jetted Tub, Laminate Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked  |
| Heating           | Central, Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, High Efficiency, Humidity Control                          |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Blower Fan, Gas, Living Room, Decorative  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Exterior Entry, Suite, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Storage, Balcony   |
| Lot Description   | Back Lane, Corner Lot, See Remarks, Street Lighting                |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame, Cement Fiber Board, Log |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 72              |
| Zoning         | R-G             |
| HOA Fees       | 130             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.