

# \$449,900 - 16 Eversyde Court Sw, Calgary

MLS® #A2213608

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,210 sqft

Residential on 0.04 Acres

Evergreen, Calgary, Alberta

**\*\*SEE 3D TOUR!!!\*\*** Rarely offered in this complex—this upgraded end-unit townhouse is a must-see! Units here don't come up often, and when they do, they move fast. Set in an unbeatable Evergreen location, this bright and well-maintained home offers incredible value and privacy.

Freshly painted and updated with new LED lighting and brand-new flooring on the main level and bathrooms, this home is both stylish and low maintenance. The spacious living room features a cozy gas fireplace, ideal for everyday comfort or entertaining. Upstairs, you'll find three generous bedrooms, perfect for families, guests, or a home office setup.

Enjoy a single attached garage plus a driveway for one additional vehicle, and visitor parking nearby makes hosting easy. The unfinished basement offers a blank canvas—perfect for future development or storage.

The complex is quiet, well-kept, and ideally positioned close to everything: Evergreen School, Marshall Springs, Father Doucet, and Bishop O'Byrne High School, with nearby parks, playgrounds, and walking paths. Shopping is a breeze with Shawnessy Towne Centre, Shoppes of Bridlewood, and the growing Taza development just minutes away. Convenient transit access with nearby Everridge Dr. bus stops and



Somerset-Bridlewood and Shawnessy C-Train Stations.

Whether you’re a first-time buyer, investor, or downsizer, this move-in ready townhome is a fantastic opportunity. Flexible possession available”don’t miss your chance!

Built in 2004

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2213608      |
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,210         |
| Acres          | 0.04          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 16 Eversyde Court Sw |
| Subdivision | Evergreen            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 4S4              |

**Amenities**

|                |                  |
|----------------|------------------|
| Amenities      | Visitor Parking  |
| Parking Spaces | 2                |
| Parking        | Attached Carport |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Laminate Counters                    |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Central, Forced Air   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 10               |
| Zoning         | M-1              |
| HOA Fees       | 140              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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