

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

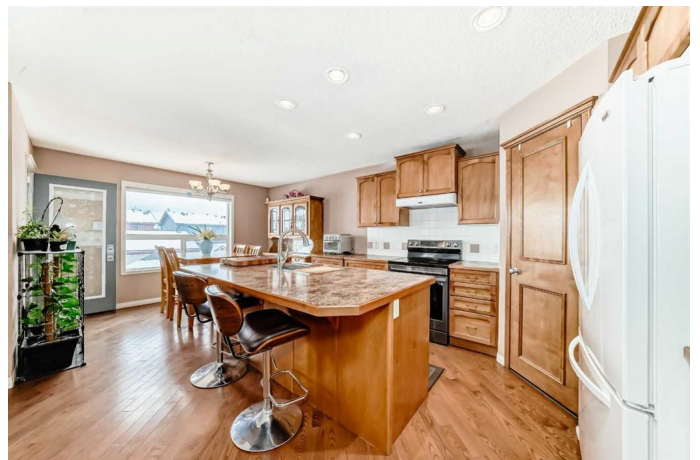
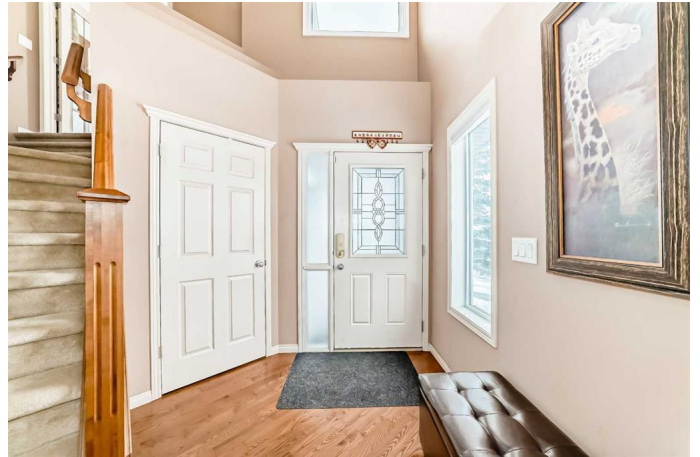
MLS® #A2207608

\$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	Additional Parking, Alley Access, Concrete Driveway, Double Garage

	Attached, Garage Door Opener, Insulated, Off Street
# of Garages	2

Interior

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

Exterior

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

Additional Information

Date Listed	April 3rd, 2025
Days on Market	78
Zoning	R-G
HOA Fees	130
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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