\$784,000 - 250 Eversyde Close Sw, Calgary

MLS® #A2207608

\$784,000

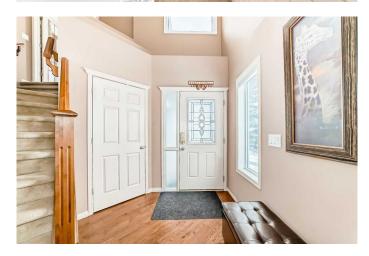
4 Bedroom, 4.00 Bathroom, 1,868 sqft Residential on 0.11 Acres

Evergreen, Calgary, Alberta

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. 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

Half Baths

Essential Information

MLS® # A2207608 Price \$784,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3

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

1

Subdivision Evergreen
City Calgary
County Calgary
Province Alberta
Postal Code T2Y5A2

Amenities

Amenities Other Parking Spaces 5

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener,

Insulated, Off Street, Additional Parking, Alley Access

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island,

Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Jetted

Tub

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 Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Balcony, Garden, Storage

Lot Description Back Lane, Corner Lot, Street Lighting, See Remarks

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 27

Zoning R-G

HOA Fees 130

HOA Fees Freq. ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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