



THE
A-TEAM

**RE/MAX
FIRST**

325 EVERSIDE CIRCLE SW , Calgary T2Y 4T2

MLS®#: **A2149960** Area: **Evergreen** Listing Date: **07/16/24** List Price: **\$636,000**
 Status: **Active** County: **Calgary** Change: **-\$9k, 07-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **3,143 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,420**
 Low Sqft:
 Ttl Sqft: **1,420**

DOM

62
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Private,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Garage Control(s),Microwave,Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,Laminate Counters,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`9" x 5`7"	Living Room	Main	18`2" x 16`10"
2pc Bathroom	Main	5`5" x 4`5"	Dining Room	Main	15`9" x 11`9"
Kitchen	Main	17`7" x 13`4"	Pantry	Main	5`3" x 4`8"
Hall	Second	5`5" x 14`8"	3pc Bathroom	Second	10`11" x 8`8"
Bedroom	Second	12`4" x 10`11"	Bedroom	Second	10`4" x 10`11"
Bedroom - Primary	Second	15`5" x 15`7"	4pc Ensuite bath	Second	6`4" x 9`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0414387

Zoning:
R-1N

Remarks

Pub Rmks:

OPEN HOUSE SAT August 10 from 1-3pm! Welcome to the desirable SW community of Evergreen! This lovely home offers 4 bedrooms and 2 and half bathrooms at nearly 2000 sq ft of living space. Located on a quiet cul de sac, it has an oversized double car detached garage and private yard, it is a great place to call home. Entering the house with an inviting living area with a gas fireplace and a large window that brings in an abundance of natural light. A spacious kitchen and dining area with south facing yard is great for a family gathering and retreat. This area leads to the spacious deck, a fully fenced back yard and a double car garage. The second level offers three good sized bedrooms and 2 bathrooms. The basement is developed with a rec area for entertainment and one bedroom. This house is close to many amenities, schools and parks. Steps away from Fish Creek Provincial park, and conveniently access to Stoney Rind Road to any parts of the city, don't miss the opportunity and schedule a showing today.

Inclusions:
Property Listed By:

n/a
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











