



THE
A-TEAM

**RE/MAX
FIRST**

99 EVERSIDE Circle, Calgary T2Y 4T3

MLS®#: **A2176286**

Area: **Evergreen**

Listing Date: **11/01/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,831 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,055**
Low Sqft:
Ttl Sqft: **1,055**

DOM

19
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Irregular Lot,Pie Shaped Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Courtyard,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Humidifier,Microwave,Refrigerator,Washer,Water Purifier**
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`3" x 10`0"	Dining Room	Main	11`3" x 9`11"
Living Room	Main	14`10" x 14`11"	Bedroom - Primary	Second	13`8" x 14`2"
Bedroom	Second	11`1" x 8`7"	Family Room	Lower	17`5" x 18`7"
Bedroom	Lower	15`8" x 11`5"	4pc Ensuite bath	Second	0`0" x 0`0"
3pc Bathroom	Lower	0`0" x 0`0"	Foyer	Main	6`5" x 5`11"
Walk-In Closet	Second	7`8" x 5`8"	Storage	Lower	9`0" x 8`2"
Laundry	Lower	8`2" x 7`2"	4pc Bathroom	Second	7`8" x 5`0"

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **0313350**

Remarks

Pub Rmks: **Nestled near Fish Creek Park, with easy access to Kananaskis and Bragg Creek, Evergreen offers the perfect blend of nature and city living for outdoor enthusiasts. This home is ideally located on a quiet street, backing onto a park and within walking distance to schools, public transit, and shopping areas. This spacious 4-level split home features 3 bedrooms (2 on the upper level and 1 on the lower level), 3 full bathrooms, and a separate-entry, fully finished walk-out basement—perfect for rental potential. The garage is a remarkable feature and a dream space for hobbyists or car enthusiasts. Constructed on a 6” slab with pony walls, it is designed to accommodate hoists, with 2x6 walls insulated with R-20 and heated by an in-slab hydronic system, controlled by its own thermostat. Additional features include 220-volt outlets with all plugs on a single 15-amp breaker, as well as a water supply and sink drain plumbed to the house. The home has undergone extensive upgrades to maximize heating efficiency, including in-floor heating on the bottom two floors paired with forced air, R-60 attic insulation, and sound barriers for optimal noise reduction on the upper floor. Mechanical upgrades include a water filtration system with descaler, roughed-in central vacuum, and finely crafted millwork and built-ins throughout. The exterior showcases thoughtful additions, including two natural gas supply lines, a reinforced concrete pad with sono tubes, brackets, and rigid insulation to prevent shifting. The fence is constructed with premium lumber for durability. Every upgrade has been fully permitted, and this home is truly turnkey and built to last a lifetime.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Central)**

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











