

# \$625,000 - 43 Eversyde Circle Sw, Calgary

MLS® #A2219239

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,526 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Welcome to this beautifully maintained and fully developed home in the family-friendly community of Evergreen! Offering timeless charm, functional space, and stylish touches throughout, this residence is perfect for families, professionals, or anyone seeking a move-in-ready home in one of Calgary's most desirable neighbourhoods. Step inside to a bright and inviting main level where natural light fills the elegant front living room, complete with neutral tones, large windows, and contemporary lighting. The open-concept layout flows into a warm and spacious kitchen, featuring ample cabinetry, a central island with seating, and stainless steel appliances—perfect for cooking, gathering, or entertaining. Just off the kitchen, a cozy family room with a tiled gas fireplace invites relaxation, while the adjacent dining area offers a stylish space for meals with access to the sunny backyard through French doors. A convenient 2-piece bath rounds out the main floor. Upstairs, you'll find a peaceful primary retreat with soft finishes, a stylish feature wall, and two oversized windows that flood the space with light. The private 3-piece ensuite offers comfort and functionality with a glass-enclosed shower. Two additional bedrooms provide flexibility for family, guests, or a home office, all complemented by a full 4-piece bath and a bright upper hallway. The fully developed basement offers incredible versatility, with a spacious rec area, built-in workspace, and a fourth bedroom currently



being used as a therapy room. A third full bathroom and a separate laundry room with extra storage complete this level, providing comfort and convenience for busy households. Charming curb appeal welcomes you to the home with a landscaped front yard and a cozy sitting areaâ€”perfect for morning coffee under the tree. The private backyard is a true retreat, with a fully fenced layout, mature greenery, and a beautifully maintained deck adorned with string lightsâ€”ideal for outdoor dining, entertaining, or simply relaxing. A detached garage adds valuable storage and parking. Perfectly nestled in a peaceful neighbourhood, this home is surrounded by green spaces and is just a short walk to nearby parks where children can play and families can gather. With several reputable schools close by, it offers a nurturing environment for children to grow and thrive. Daily errands and weekend outings are a breeze with a shopping plaza nearby, and for outdoor enthusiasts, scenic Fish Creek Provincial Park is just minutes awayâ€”offering endless opportunities for walking, biking, and connecting with nature. This home has a warm, welcoming atmosphere and a great vibeâ€”perfect for creating lasting memories with loved ones.

Built in 2004

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2219239  |
| Price          | \$625,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,526     |
| Acres          | 0.07      |
| Year Built     | 2004      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 43 Eversyde Circle Sw |
| Subdivision | Evergreen             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 4T3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Walk-In Closet(s)        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 28            |
| Zoning         | R-G           |
| HOA Fees       | 100           |
| HOA Fees Freq. | ANN           |

## Listing Details

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

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