

# \$494,900 - 148 Eversyde Boulevard Sw, Calgary

MLS® #A2227176

**\$494,900**

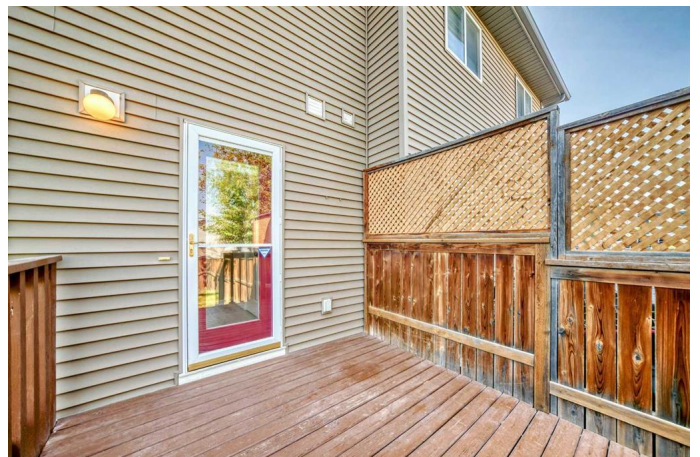
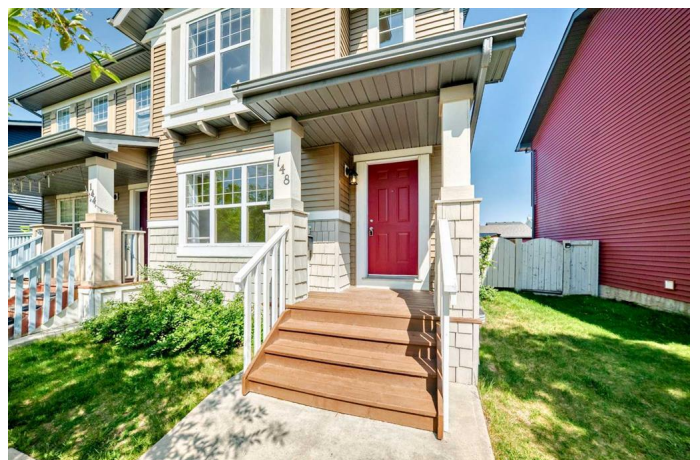
2 Bedroom, 3.00 Bathroom, 1,263 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

## CHARMING MOVE-IN READY HOME IN EVERGREEN

Discover this beautifully updated STARTER HOME OR INVESTMENT PROPERTY on a quiet, tree-lined street in the sought-after Evergreen neighbourhood. Enjoy a large, fully fenced private yard and a spacious parking pad ready for a future double garage. Brand new upgrades include new vinyl plank flooring, carpet, paint throughout the house, and a brand-new stove. Earlier upgrades include a 2-year-old hot water tank and an upgraded roof in 2023. The bright, open layout features a welcoming living room, a kitchen with stainless steel appliances, a breakfast bar, and a pantry. The dining area overlooks the lush backyard with deck access through the mudroom. Upstairs offers two large bedrooms, a versatile bonus room, and two full bathrooms. The primary bedroom boasts a large bay window, a four-piece ensuite, and a walk-in closet. The large basement is bright, comes with a washer and dryer, is roughed-in for a bathroom, and is ready for your personal touch. The backyard offers a deck, garden shed, and endless gardening potential. Enjoy walking distance to shopping, schools, and parks. Quick access to Fish Creek Park, Shawnessy Shopping Centre, Costco, Macleod Trail, and the SW Ring Road. Downtown is just 20 minutes away, and the Rocky Mountains are within easy reach. This property is a FANTASTIC VALUE that you



won't want to miss.

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2227176               |
| Price          | \$494,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,263                  |
| Acres          | 0.07                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 148 Eversyde Boulevard Sw |
| Subdivision | Evergreen                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y0B3                    |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)       |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |

Basement                      Full, Unfinished

**Exterior**

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

**Additional Information**

Date Listed              June 6th, 2025  
Days on Market        24  
Zoning                    DC (pre 1P2007)

**Listing Details**

Listing Office            One Percent Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.