

# \$589,900 - 99 Eversyde Circle Sw, Calgary

MLS® #A2208322

**\$589,900**

2 Bedroom, 3.00 Bathroom, 1,055 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

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 (Renovations were planned for rental income retrofit. or -Could easily be renovated for rental income. 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. The garage is a remarkable feature and a dream space for hobbyists or car enthusiasts. Constructed on a 6" slab with a pony wall and heated by an in-slab hydronic system, controlled by separate thermostats. The garage car door wall is built of 2x6 framing with R20 insulation, as per engineering recommendations. 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. Every upgrade has been fully permitted, and this home is truly turnkey and built to last a lifetime.

Built in 2004

### Essential Information

MLS® #	A2208322
Price	\$589,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,055
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	99 Eversyde Circle Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Y 4T3

### Amenities

Parking Spaces 4  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance  
Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer, Water Purifier  
Heating Boiler, Forced Air  
Cooling None  
Has Basement Yes  
Basement Exterior Entry, Finished, Full

### Exterior

Exterior Features Garden, Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Pie Shaped Lot  
Roof Asphalt  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 4th, 2025  
Days on Market 82  
Zoning R-G

### Listing Details

Listing Office RE/MAX House of Real Estate

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