



GRASSROOTS
REALTY GROUP

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114 Everridge Common SW
Calgary, Alberta

MLS # A2219647



\$469,000

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,308 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 461
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: Hood Fan

REVISED PRICE - OPEN HOUSE SUNDAY 2-4PM 1 JUNE This fantastic 2-bedroom, 2.5-bathroom townhouse with a double garage, bonus room and a fully fenced yard is a must-see in the popular Eversyde on the Park complex in Evergreen. The spacious floor plan features a welcoming entry, a front living area, and an open-plan kitchen with ample cabinetry, all appliances, and a breakfast bar/island. The adjacent dining area overlooks the private, fenced backyard. A convenient two-piece powder room rounds out the main floor. Upstairs, you'll find a spacious bonus room, 4 piece bathroom and two bedrooms, including a king-sized primary bedroom with an ensuite and a walk-in closet. The basement is a blank canvas for your finishing touches or extra storage. Detached Double Garage is included for your family lifestyle. Fantastic location inside the complex with lots of parks close by. Enjoy the convenience of included yard maintenance and snow removal as part of your monthly condo fees. Schedule your private showing today to discover the charm of this home and the vibrant Evergreen neighborhood!