



GRASSROOTS
REALTY GROUP

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**25 Everridge Gardens SW
Calgary, Alberta**

MLS # A2231126



\$424,900

Division:	Evergreen		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,299 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: NA

3 BEDROOM TOWNHOME | 3.5 BATH | ATTACHED GARAGE | WALK-IN CLOSETS | LOW CONDO FEE | NEW FLOORING | NEW APPLIANCES. Welcome to your beautifully upgraded home in the heart of Evergreen—a rare opportunity to own a spacious and stylish 3-bedroom, 3.5-bath townhome in one of Calgary's most desirable, family-friendly communities. This modern home offers a total of 1,744 sq. ft of FINISHED living space, three master-sized bedrooms, including two with private 4-piece ensuite baths and walk-in closets, delivering both luxury and functionality. Recent upgrades include brand- new, flooring, new carpet, new fridge, new range, new electrical light fixtures, new roof, and a recently upgraded microwave and dishwasher—all combining style with practicality. The fridge, stove and dishwasher brand new with warranty available. Plus, enjoy peace of mind and great value with low condo fees of just \$337/month. Step into a bright, open-concept main floor featuring 9-ft ceilings, a generous living space, and a dining area that leads to a private deck—perfect for outdoor dining, morning coffee, or relaxing evenings. Upstairs, enjoy the rare dual-primary suite layout, ideal for families or shared living. Convenient upstairs laundry adds ease to everyday life. The fully finished basement includes a third bedroom, a versatile bonus room (ideal for a home office, gym, or media space), and a full bathroom. Additional highlights include an attached heated single garage plus driveway parking for a second car, walk-in closets in all bedrooms for ample storage, short walk (750m) to Marshall Springs School and Our Lady of the Evergreens, steps to shopping (500m) including Sobeys, Shoppers Drug Mart, 7-Eleven, Kumon, and more. 150m to Toboggan Hill Park and bus routes 11 & 12 connecting directly to the CTrain and minutes to Fish

Creek Provincial Park and close to Spruce Meadows. Whether you’re a growing family, a young professional, or a savvy investor, this townhome delivers comfort, convenience, and unbeatable location — all at an incredible value.