



GRASSROOTS
REALTY GROUP

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33 Everridge Gardens SW
Calgary, Alberta

MLS # A2234449



\$419,900

Division:	Evergreen		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space		

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

Inclusions: n/a

Open House Saturday - June 28, 2025 - 2:00 pm to 4:00 pm. Welcome to this bright and well-maintained end-unit townhome, quietly located in the heart of the complex and backing onto a peaceful central courtyard. Large windows throughout the home fill the space with natural light, creating a warm and inviting atmosphere. The main floor offers a functional open-concept layout that seamlessly connects the kitchen, dining area, and living room perfect for both everyday living and entertaining. Step outside to your private deck, which overlooks the courtyard, offering a calm and private outdoor space. A discreetly tucked-away half bathroom on the main floor adds extra convenience for guests. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a full ensuite bathroom. Two additional bedrooms, with lovely views of the courtyard. A second full bathroom and upstairs laundry make the upper level both practical and comfortable. The attached garage is a valuable feature during winters, and the driveway offers room to park a second vehicle. The unfinished basement provides excellent storage space as-is, with potential for future development. This home has been freshly painted, features updated lighting fixtures, and offers laminate and tile flooring throughout, no carpet. It's located just a 10-minute walk to Marshall Springs School and Our Lady of the Evergreens, and about a 5-minute drive to local shops including Sobeys, Shoppers Drug Mart, 7-Eleven, Kumon, and more. You're also only a 2-minute walk to Toboggan Hill Park and nearby bus routes that connect directly to the CTrain. Fish Creek Park and Spruce Meadows are only a short drive away. Whether you're a first-time buyer, young family, or investor, this home combines comfort, location, and value in a well-managed, low-fee complex. Book your showing today—you'll

want to see this one in person.