



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

201, 7 Everridge Square SW  
Calgary, Alberta

MLS # A2241503



**\$315,000**

Division:	Evergreen		
Type:	Residential/Other		
Style:	Bungalow		
Size:	840 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Concrete, Shingle Siding, Stone, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

\*\*\*\*\*Open House on Sunday, July 20th from 3 to 5 pm.\*\*\*\*\***BUNGALOW-STYLE TOWNHOUSE WITH TWO PARKING STALLS.** Beautifully maintained corner unit offers incredible value and a freshly painted interior. Step through your private entrance and be welcomed by soaring vaulted ceilings and large windows that fill the home with natural light. The kitchen features a centre island, newer appliances, a walk-in pantry - perfect for cooking and entertaining. The open-concept living and dining area flows seamlessly to your private east-facing balcony, ideal for enjoying morning coffee or evening relaxation. This townhouse offers a large primary bedroom and a second room that works perfectly as a home office, or guest room. Warm in-floor heating and generous storage add to the home's comfort and practicality. Exceptionally clean, it's ready for you to move in and enjoy. Complete with in-suite laundry and a prime location near Stoney Trail, shopping, schools, parks, and walking paths, this home blends modern living with everyday convenience—an ideal choice for first-time buyers, downsizers, or investors.