



**GRASSROOTS**  
REALTY GROUP

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**1183 Everridge Drive SW**  
**Calgary, Alberta**

**MLS # A2243279**



**\$548,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parkade		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

<b>Inclusions:</b>	no
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Welcome to the Carolina Built "Shelburn"! This beautifully updated two-storey family home is ideally located close to schools, shopping, and all amenities. The main floor features a spacious great room with a cozy gas fireplace, a bright kitchen with raised island and breakfast bar, maple cabinetry, and sleek black appliances. The dining nook opens to a covered south-facing deck, perfect for year-round enjoyment. A convenient main-floor laundry room and two-piece powder room complete this level. Upstairs, you'll find three generously sized bedrooms and a full bath. The primary suite includes a walk-in closet. The lower level is undeveloped and ready for your personal touch. Recent upgrades include brand new LVP flooring throughout and fresh paint in modern tones. This smart-wired home is move-in ready—just steps to school and shopping. Don't miss this one—book your showing today before it's gone!