



**GRASSROOTS**  
REALTY GROUP

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**201, 7 Everridge Square SW  
Calgary, Alberta**

**MLS # A2245067**



**\$309,900**

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

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

Bungalow Style Townhouse with Two Parking Stalls! This bright and beautifully maintained corner unit delivers incredible value with a freshly painted interior and a smart, functional layout. Step in through your private entrance to vaulted ceilings and large windows that fill the space with natural light. The kitchen features a center island, newer appliances, and a walk-in pantry, perfect for everyday cooking or casual entertaining. The open living and dining area leads to a private east-facing balcony, great for morning coffee or winding down in the evening. The spacious primary bedroom is complemented by a second room that's ideal as a home office or guest space. You'll appreciate the comfort of warm in-floor heating, in-suite laundry, and plenty of storage throughout. Exceptionally clean and move-in ready, this home is ideally located near Stoney Trail, shopping, schools, parks, and walking paths. A solid pick for first-time buyers, downsizers, or investors looking for style, space, and convenience.