



**GRASSROOTS**  
REALTY GROUP

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

**158 Everridge Gardens SW**  
**Calgary, Alberta**

**MLS # A2245355**



**\$414,999**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Insulated, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	Central
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 326
<b>LLD:</b>	-
<b>Zoning:</b>	M-1 d75
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to 158 Everridge Gardens SW, a well-maintained townhouse nestled in the family-friendly community of Evergreen. This thoughtfully designed home offers dual exterior access—one entrance from the sidewalk and another from within the complex—providing added convenience and curb appeal. The main floor features hardwood flooring throughout, a spacious living and dining area, a 2-piece bathroom, and a kitchen with stainless steel appliances. Upstairs, you'll find two generously sized bedrooms, each with its own walk-in closet and private ensuite, along with a full laundry room. The finished basement adds valuable living space with a large rec room and a separate mechanical/storage area. Enjoy the comfort of a single attached garage plus driveway parking. This well-managed complex is walking distance to parks, playgrounds, shopping, Evergreen School, and Our Lady of the Evergreens, with nearby access to Dr. Freda Miller and Marshall Springs School. With easy access to Stoney Trail and Fish Creek Park, this is an ideal place to call home.