



GRASSROOTS
REALTY GROUP

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14 Everridge Common SW Calgary, Alberta

MLS # A2246745



\$574,900

Division:	Evergreen		
Type:	Residential/Triplex		
Style:	4 Level Split		
Size:	1,414 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Corner Lot, Level, Private		

Heating:	Forced Air, Solar	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 512
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to Eversyde on the Park, a quiet little gem in the heart of Evergreen. This isn't just any townhome—it's a meticulously cared-for, 4-level split end unit with over 1,400 sq. ft. of developed space, loaded with upgrades you won't find anywhere else. Inside, you'll notice the details right away—real exotic Merbau hardwood floors, a marble-faced gas fireplace with a thermostat-controlled fan, quartz countertops, and a sleek new stainless steel appliance package (including a slimline over-the-range microwave). The kitchen and dining area are drenched in natural light and overlook the living room, making it feel open and connected. Both upper-level bedrooms have walk-in closets, full ensuite baths, and their own study nooks. This home is wired for modern living with Lutron Caseta WiFi smart lighting, plus it comes with a water softener, central vacuum, and a fully developed basement with an insulated floor panel system. The double attached garage has a brand-new door, storage cabinets, and a WiFi opener for convenience. Step out the patio doors to your deck, fire up the BBQ, and take in the tranquil view of the pond. There's also a separate side entrance to your private backyard, complete with an upper deck and ground-level patio—perfect for coffee in the morning or a glass of wine in the evening. Living here means you're steps from walking paths, playgrounds, and parks. You've got easy access to Stoney Trail and Macleod Trail, making commutes a breeze. Groceries, restaurants, coffee shops, and big-box stores are all just minutes away in Shawnessy Shopping Centre. Schools and transit are nearby, and Fish Creek Park is right around the corner for weekend adventures. This one checks every box—and then some. For more information and photos, click

the links below!