



GRASSROOTS
REALTY GROUP

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41 Everridge Court SW
Calgary, Alberta

MLS # A2247227



\$629,999

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,159 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking, RV Gated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Central, High Efficiency, Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Subfloor, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		

Inclusions: N.A.

Welcome to 41 Everridge Court in the heart of Evergreen! This is one of those bungalows you just don't see come up very often. With over 1,150 sq. ft. on the main floor, it's got the kind of layout that works for just about anyone—2 bedrooms upstairs, 2 more down, and 2 full bathrooms, so there's room for family, guests, hobbies, or even a home office. The basement is fully developed with a dry core subfloor, so it's warm and comfortable all year. Main floor laundry means no lugging baskets up and down stairs. If you like to cook, you'll appreciate the induction range for fast, even heat, plus a separate wall oven that's perfect for big dinners and baking days. Outside, there's a low-maintenance vinyl fence, a great backyard for relaxing, and rear RV parking with a dual gate off the alley—ideal for storing your camper or boat. The garage has high ceilings, so adding overhead storage is easy. Central A/C keeps you cool in summer, and you can feel good knowing the furnace and water heater were replaced in 2023, regularly serviced, and come with a 10-year warranty. The roof was also replaced within the last three years. It's in a great spot—close to schools, shopping, and amenities—with walking and biking paths nearby for when you just want to get outside. This is an original-owner home that's been lovingly maintained and, with minimal stairs, it's a place you can enjoy for years to come. Come take a look—you might just find your forever home at 41 Everridge Court.