



**GRASSROOTS**  
REALTY GROUP

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**61 Everstone Avenue SW**  
**Calgary, Alberta**

**MLS # A2249303**



**\$524,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,242 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home		

**Inclusions:** Shed

Ideal home for the growing family, located in a beautiful and low traffic street, near school and shopping, bright and open 2 bedrooms up, 1 bedroom down with a 2 full baths and 1 half bath,, soring 18" ceilings, gas fireplace, Sunny breakfast nook, parking pad in the rear, master bedroom has a balcony.