

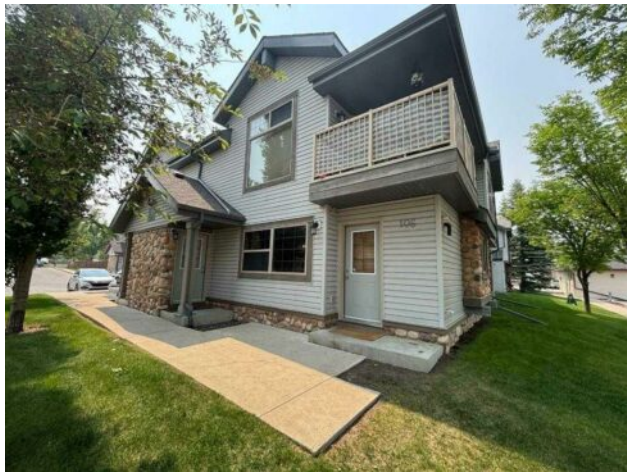


GRASSROOTS
REALTY GROUP

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

**106, 8 Everridge Square SW
Calgary, Alberta**

MLS # A2249649



\$289,900

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	805 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions:	N/A
--------------------	-----

*** OPEN HOUSE SAT 12-2PM***PRICE REDUCED***Discover exceptional value and convenience in this bright and spacious bungalow -style corner townhouse. Offering 2 bedrooms and 1 bathroom, this well-designed home is perfect for first-time buyers, downsizers, or savvy investors. Enjoy an open-concept kitchen that flows seamlessly into the living room-ideal for entertaining or relaxing. The versatile second bedroom can easily serve as a home office or guest room, providing flexibility to suit your lifestyle. A dedicated storage area within the unit adds practical convenience. This corner unit benefits from extra natural light and privacy, while the included parking stall ensures stress-free living. The low condo fees keeps monthly costs affordable and combine with "NEW TANKLESS HEATER" make this unit as a very attractive ownership opportunity. Located in a very desirable area, close to shopping, transit, parks, and more-everything you need is right at your doorstep. Don't miss out on this opportunity-book your showing today!