



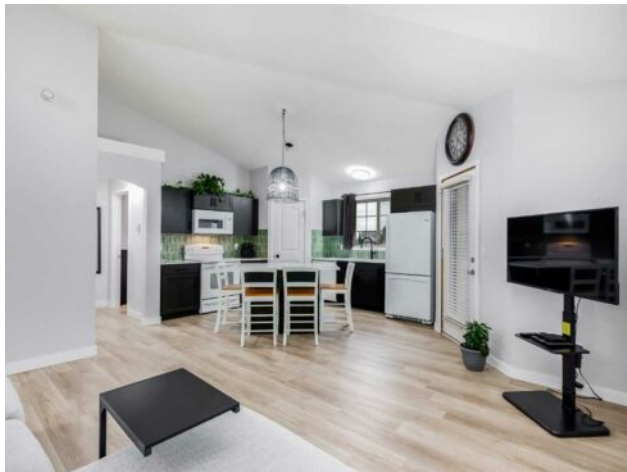
GRASSROOTS
REALTY GROUP

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

**201, 11 Everridge Square SW
Calgary, Alberta**

MLS # A2251367

\$289,900



Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	853 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape, Yard Lights		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions:	N/A
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Welcome to 11 Everridge Square SW #201 – a beautifully semi updated bungalow-style townhouse in the heart of Evergreen. Offering 853 sq ft of open-concept living, this bright and stylish upper-level unit features vaulted ceilings, luxury vinyl plank flooring throughout, and fresh paint. The kitchen is equipped with sleek quartz countertops, a generous island, and plenty of cabinet space – ideal for both everyday living and entertaining. The home includes a spacious primary bedroom, a large 4-piece bathroom with new flooring and vanity, and a versatile den perfect for a home office or guest space. Step outside to your private balcony, a great spot to relax and enjoy the quiet, well-maintained complex. This unit also comes with one assigned parking stall for your convenience. Located just minutes from top-rated schools, shopping, dining, and Fish Creek Park, with quick access to Stoney Trail for effortless commuting. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own in one of Calgary's most family-friendly and connected communities. Book your showing with your favorite realtor today.