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104, 15 Everridge Square SW Calgary, Alberta

MLS # A2258443



\$287,500

Division:	Evergreen				
Туре:	Residential/Four Plex				
Style:	Bungalow				
Size:	839 sq.ft.	Age:	2006 (19 yrs old)		
Beds:	2	Baths:	1		
Garage:	Assigned, Stall				
Lot Size:	-				
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped				

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: N/A

^{**} Please click on "Video's for 3D tour ** INVESTOR/FIRST TIME HOME BUYER ALERT!! Very well kept, 2 bedroom townhouse in very desirable Evergreen! Amazing features include: 2 bedrooms, 1 bathroom, almost 850 sq ft - open concept main area, cozy rear patio with private back yard space, 1 parking spot, in suite laundry, LOW condo fees, breakfast bar, quiet & efficient in-floor heat, luxury vinyl planking and much more! Location is a home run - close to all schools & amenities, short walk or bike ride to Fish Creek Park and very easy access to all major routes - Stoney & MacLeod Trail/22X/Deerfoot! Tenant in place and would love to stay! Vacant possession would be 3 calendar months away or assume the tenant for 3 months of cash flow!