



**44 Everridge Common SW  
Calgary, Alberta**

**MLS # A2260986**



**\$554,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lawn, Wetlands		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to this beautiful townhouse in the highly sought-after community of Evergreen, offering the perfect blend of comfort, space, and location. This well-designed home features 3 bedrooms, 2 full bathrooms, and 1 half bath, with over 1,427 sq. ft. of thoughtfully planned living space, ideal for families, professionals, or investors alike. The main living area offers a bright and open layout that seamlessly connects the living, dining, and kitchen spaces (with new appliances as of 2022)—perfect for both everyday living and entertaining. Upstairs, you’ll find three spacious bedrooms, including a comfortable primary retreat with its own ensuite, along with an additional full bathroom for the secondary bedrooms. The home also features a walkout basement leading to a lovely backyard, as well as a deck off the main living room, allowing you to effortlessly enjoy the beautiful green space this unit backs onto. Meticulously cared for, this home has been updated and maintained to a high standard. With a new hot water tank in 2022. One of the standout features of this property is its incredible setting, backing directly onto beautiful green space with a large pond, where you’ll enjoy peaceful views, added privacy, and easy access to walking paths right from your doorstep. Located in the family-friendly neighbourhood of Evergreen, this property offers excellent access to schools, parks, shopping, and major commuter routes, making daily life convenient while still enjoying the tranquility of a well-established community. Whether you’re looking for a place to call home or a smart investment in a fantastic location, this Evergreen townhouse is one you won’t want to miss.