



GRASSROOTS
REALTY GROUP

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

50 Everridge Gardens SW
Calgary, Alberta

MLS # A2263565



\$425,000

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,285 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

*** 50 Everridge Gardens SW *** Welcome to Emerald landing, a well managed townhome complex in the friendly community of Evergreen . Very convenient location , easy access to 162AV & ring road . walking distance to several schools and playgrounds , close to shopping centers including the Sobeys , 7-11 and Tim Hortons . The lovely 2 storey townhouse offers three bedrooms , two and half bathrooms ,single attached garage plus private driveway for additional parking . Enter the open and sun drenched kitchen/living area, with its 9 foot "knock down" ceilings , hardwood floor and large south facing windows . Kitchen boasts stainless steel appliances including a brand new stove . Upper level showcases a primary bedroom, with a private full 4-piece ensuite and oversized walk-in closet with window ! Two additional bedrooms share a 4-pc bathroom . Convenient upper-level laundry and additional storage space . Unspoiled basement for your future personal design needs . Freshly painted . Price to sell . Don't miss it ! Call your agent today !