



GRASSROOTS
REALTY GROUP

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35 Everridge Road SW
Calgary, Alberta

MLS # A2263583



\$615,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,648 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

OpenHouse Saturday October 18 12:00pm-3:00pm Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home with a fully finished basement! Step inside to soaring vaulted ceilings and an open, light-filled layout that creates a warm and inviting atmosphere. The bonus room is perfect for a home office or family retreat, featuring large east-facing windows that fill the space with natural light. Stay cool all summer with a recently added A/C unit. Enjoy your private west-facing backyard, complete with a newly built deck — the ideal spot for barbecues, entertaining, or simply relaxing in the evening sun. The home backs onto a lane, adding extra privacy and flexibility. Located close to schools, parks, and Stoney Trail, you’ll love the easy access in and out of the community and proximity to all the everyday amenities you need. This home combines comfort, functionality, and a fantastic location — truly move-in ready!