



GRASSROOTS
REALTY GROUP

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84 Everridge Villas SW
Calgary, Alberta

MLS # A2265210



\$469,900

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,222 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped, Level, No Neighbours Behind, Pie Shaped Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

Nestled in the heart of the desirable Evergreen community in Calgary's southwest, this exceptional family home offers the perfect blend of affordability and charm, featuring three spacious bedrooms and 2.5 bathrooms across its well-designed layout. The community is conveniently close to Fish Creek Park, where endless trails and natural beauty await your morning jogs or weekend adventures. Meticulously maintained and ready for your personal touch, the main level welcomes you with a generously sized kitchen that flows seamlessly into an adjoining dining room and cozy living area, ideal for everyday gatherings and entertaining. Step outside to the pie-shaped, west-facing backyard, a large, fully fenced oasis with no neighbors behind for ultimate privacy—perfect for children to play, pets to roam, summer barbecues, and evening sunsets. The attached garage and welcoming foyer provide ample space and convenience. Upstairs, the primary bedroom retreat boasts a luxurious four-piece ensuite, complemented by two additional well-appointed bedrooms and another full four-piece bathroom, while a convenient half bath graces the main floor for guests. This rare opportunity to own a turnkey family haven in one of the SW's premier neighborhoods won't last—call today for your private viewing and start envisioning life in this idyllic retreat.