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## 105, 27 Everridge Square SW Calgary, Alberta

MLS # A2272970



\$284,900

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	776 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

**Heating:** Water: Hot Water Floors: Sewer: Ceramic Tile, Laminate Roof: Condo Fee: \$ 305 Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: Stone, Vinyl Siding, Wood Frame M-1 d75 Foundation: **Poured Concrete Utilities:** 

Features: Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Storage

Inclusions: None

\*\*\*VIRTUAL OPEN HOUSE IG LIVE SUNDAY NOVEMBER 30TH 1:45PM-2PM\*\*\* IN-PERSON OPEN HOUSE SUNDAY NOVEMBER 30TH 2PM-4PM\*\*\* Welcome to this charming, well-maintained 2-BEDROOM, 1-BATHROOM SINGLE-LEVEL TOWNHOUSE in the highly desirable community of Evergreen, offered at an exceptional value UNDER \$285,000. Perfect for first-time buyers, downsizers, or investors, this home features a practical one-level layout and one off-street parking stall. Enjoy LOW CONDO FEES of just \$305/month and the peace of mind that comes with NUMEROUS RECENT UPGRADES, including new laminate flooring (2024), updated stove, dishwasher, and microwave (within the last 2 years), a tankless hot water heater (2022), and a new washer (2022). It's a PET-FRIENDLY COMPLEX! The unbeatable location puts you just 2 minutes from Marshall Springs School (Grades 6–9) and Our Lady of the Evergreens School (K–6), making it ideal for families. Everyday conveniences are right around the corner, including Sobeys, Tim Hortons, Starbucks, Shoppers Drug Mart, Popeyes, and Petro Canada. An affordable, upgraded home in a prime location—this is Evergreen living at its best. Don't miss out!