



105, 27 Everridge Square SW  
Calgary, Alberta

MLS # A2272970



**\$274,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	776 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

**Heating:** Hot Water

**Water:** -

**Floors:** Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 305

**Basement:** None

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** M-1 d75

**Foundation:** Poured Concrete

**Utilities:** -

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

**Inclusions:** None

\*\*\*ADDITIONAL \$5K PRICE IMPROVEMENT!!!\*\* 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&ndash;9) and Our Lady of the Evergreens School (K&ndash;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&mdash;this is Evergreen living at its best. Don't miss out!