



GRASSROOTS
REALTY GROUP

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102, 31 Everridge Square SW
Calgary, Alberta

MLS # A2278255



\$289,900

Division:	Evergreen		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	803 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall, Titled		
Lot Size:	-		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped		

Heating:	In Floor
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 305
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: N/A

Welcome to this stylish corner-unit, single-level townhouse condo in the highly desirable Southwest community of Evergreen. Offering approximately 800 sq. ft. of thoughtfully designed living space, this bright and inviting home features a sun-filled open-concept layout perfect for both everyday living and entertaining. The welcoming foyer includes a functional closet, while in-floor heating throughout the unit ensures year-round comfort. The modern white kitchen is equipped with stainless steel appliances, a convenient pantry, and a large central island, seamlessly connecting to the spacious living and dining areas. Large windows allow natural light to pour in, enhancing the airy and welcoming feel throughout the home. This well-appointed layout offers two generous bedrooms and one beautifully finished bathroom, creating a comfortable and inviting retreat. You'll also appreciate the dedicated laundry room and additional storage, adding to the home's practicality. Enjoy the rare convenience of two parking stalls — one titled and one assigned — and an unbeatable location that truly elevates everyday living. Just steps from Fish Creek Provincial Park, and close to schools, parks, shopping, transit, and major routes including Macleod Trail and Stoney Trail, this home offers the perfect blend of comfort, style, and accessibility.