



**2 Everridge Villas SW  
Calgary, Alberta**

**MLS # A2294641**



**\$549,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,484 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Set on a corner lot in Everridge Villas, this well-kept home offers a functional layout with 3 bedrooms, 2.5 bathrooms, and a fully finished basement. The main floor features Luxury vinyl flooring and a bright, open living space that flows into the kitchen, a central island, and plenty of cabinet space. Upstairs, the primary bedroom includes its own ensuite, along with two additional bedrooms and another full bathroom. The finished basement adds extra room for a family area, entertainment space, or kids' zone. Outside, the large fenced yard provides plenty of space to relax, host, or let kids and pets enjoy the outdoors.