



**1211 EVERRIDGE Drive SW
Calgary, Alberta**

MLS # A2299954



\$549,900

Division:	Evergreen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,068 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Laundry sink

OPEN HOUSE SUNDAY April 12 | 2-5pm !! Immaculately clean and well maintained 4 -level split home in Evergreen just steps to the grades 6-9 Marshall Springs middle school (grades 6-9) and a short walk to Evergreen School (K-5). FIRST TIME ON THE MARKET, original owner home would be perfect for a small family or empty nesters looking to downsize. The main floor has a high feature ceiling that gives it a spacious feel throughout the massive living room, dining room and kitchen. The U-shaped kitchen with quality cabinetry and newer electric range (2024). Top floor has an enormous primary bedroom with its own 4-piece ensuite bathroom and a spacious walk-in closet. There is also an additional bedroom and a common 4-piece bathroom. The two lower levels are unspoiled, just waiting for your ideas, and both levels have good sized windows. Other updates include interior repainted (2024), NEWER ROOF SHINGLES (2022), and Hot water tank (2020). Evergreen offers multiple public and catholic schools, nearby private schools, public pathways, parks, playing fields, small and large shopping plazas, including a short drive to Costco and the Shawnessy shopping district.