



**150 Everridge Common SW
Calgary, Alberta**

MLS # A2299995



\$474,900

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Laminate Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 461

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: None

This spacious 2 bedroom, 2.5 bath townhouse is ideally located in desirable Evergreen, directly facing a large public park and featuring a private, fenced west-facing backyard, perfect for enjoying afternoon sun. The main floor offers a bright and functional layout with a welcoming living room, convenient two-piece bath, and a generous kitchen and dining area complete with a large breakfast bar, ideal for entertaining. Upstairs, you'll find two well sized bedrooms, including a primary retreat with a full four-piece ensuite, plus an additional four-piece bathroom for added convenience. A versatile bonus room on the upper level provides the perfect space for a TV room, home office, or cozy retreat. The unfinished basement offers excellent potential for future development and includes a bathroom rough-in, providing added convenience and flexibility to customize the space to suit your needs. Enjoy the comfort of a double detached garage. All of this in a fantastic location close to shopping, public transit, schools, everyday amenities, and easy access to Stoney Trail.