



**205, 27 Everridge Square SW
Calgary, Alberta**

MLS # A2304305



\$245,000

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	753 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	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:	Kitchen Island, Pantry, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: n/a

Bright and beautifully designed, this 753 square foot one bedroom plus den townhome offers both comfort and functionality. VAULTED CEILINGS and large windows fill the home with an abundance of natural light, enhancing the open-concept living space. The kitchen flows into the living & dining space, provides ample counter space, plenty of cupboards AND a walk-in pantry! The large den can be used for a home-office, guest area or bonus living space! Comfort is elevated with IN-FLOOR HEATING throughout and the efficiency of a tankless hot water system. The bright spacious bedroom and 4 piece bathroom complete this layout. Enjoy the added benefit of LOW CONDO FEES and a prime location. Close to parks, playgrounds, shops & minutes away from Stoney Trail for an easy commute. An excellent space for first-time home buyers, investors, or if you are looking to downsize. Don't miss out on the incredible opportunity!