

101, 8 Everridge Square SW  
Calgary, Alberta

MLS # A2174080



**\$290,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Stacked Townhouse		
<b>Size:</b>	719 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** window coverings

Welcome to your new home in the sought-after Evergreen community. This inviting end unit, main floor townhouse features 2 spacious bedrooms and a 4-piece bathroom with newly replaced toilet, making it perfect for both first-time buyers and down sizers alike. Step inside to discover a bright and airy living room adorned with large windows, flooding the space with natural light. The kitchen boasts newly installed reverse osmosis water filtration system, modern appliances, ample cabinet space, and a generous pantry, making meal prep a delight. Enjoy the convenience of one assigned parking spot steps away from your front door, along with plenty of visitor parking for your guests. This townhouse has been freshly touched up with wall paint and professionally steam-cleaned carpets, ensuring a clean and welcoming atmosphere. Location is key! You'll be just 10 minutes away from Fish Creek Park, train stations, the YMCA, and the South Calgary Health Centre, offering an array of recreational and essential amenities at your fingertips. Don't miss your chance to make this lovely townhouse your own! Schedule a go and show viewing today!