

114 Everridge Gardens SW
Calgary, Alberta

MLS # A2176565



\$400,000

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|------------------|------------------------------|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,299 sq.ft. | Age: | 2006 (18 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 336

LLD: -

Zoning: M-1

Utilities: -

Inclusions: n/a

Charming Townhouse with Endless Potential in SW Calgary! Discover the perfect opportunity to create your dream home in this spacious townhouse, ideally situated in a highly sought-after SW Calgary community, backing onto serene greenspace and a park. With updates and finishing touches, this home offers incredible value for the price! Property is virtually staged and due to flooring condition and current required upgrades priced accordingly! Inside, you'll find a bright and open concept living and dining area, perfect for entertaining or cozy family nights. The large kitchen, complete with a spacious island, is ideal for hosting gatherings and cooking up your favorite meals. Upstairs, two primary bedrooms each boast their own ensuite bathrooms, offering convenience and privacy, while an upstairs laundry area adds to the functionality. Additional features include a newer furnace and hot water tank, an attached single-car garage, and an unfinished basement awaiting your personal vision. Step outside, and you're just minutes from top schools, parks, all major amenities, and Fish Creek Provincial Park. Plus, with quick access to Stoney Trail and major roadways, commuting is a breeze. Priced to move, this townhouse is your chance to bring your dreams to reality in a fantastic community. Don't miss out!