



104, 15 Everridge Square SW
Calgary, Alberta

MLS # A2297574



\$264,900

Division:	Evergreen		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	839 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

** Please click on "Videos for 3D tour ** INVESTOR/FIRST TIME HOME BUYER ALERT!! Very well kept, 2 bedroom townhouse in very desirable Evergreen! Amazing features include: 2 bedrooms, 1 bathroom, almost 850 sq ft - open concept main area, cozy rear patio with private back yard space, 1 parking spot, in suite laundry, LOW condo fees, breakfast bar, quiet & efficient in-floor heat, luxury vinyl planking and much more! Location is a home run - close to all schools & amenities, short walk or bike ride to Fish Creek Park and very easy access to all major routes - Stoney & MacLeod Trail/22X/Deerfoot! Tenant in place and would love to stay! Vacant possession would be 3 calendar months away or assume the tenant for 3 months of cash flow!