



**1211 Everridge Drive SW
Calgary, Alberta**

MLS # A2302634



\$500,000

Division:	Evergreen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,068 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Garden shed x 2, laundry sink.

Immaculately clean and well maintained 4 -level split home in Evergreen (with a sunny SOUTH BACKYARD) is just steps to the grades 6-9 Marshall Springs middle school (grades 6-9) and a short walk to Evergreen School (K-5). **FIRST TIME ON THE MARKET**, original owner home would be perfect for a small family or empty nesters looking to downsize. The main floor has a high feature ceiling that gives it a spacious feel throughout the massive living room, dining room and kitchen. The U-shaped kitchen with quality cabinetry and newer electric range (2024). Top floor has an enormous primary bedroom with its own 4-piece ensuite bathroom and a spacious walk-in closet. There is also an additional bedroom and a common 4-piece bathroom. The two lower levels are unspoiled, just waiting for your ideas, and both levels have good sized windows. Other updates include interior repainted (2024), **NEWER ROOF SHINGLES (2022)**, and Hot water tank (2020). Evergreen offers multiple public and catholic schools, nearby private schools, public pathways, parks, playing fields, small and large shopping plazas, including a short drive to Costco and the Shawnessy shopping district.