



**49 Everridge Gardens SW
Calgary, Alberta**

MLS # A2305041



\$439,900

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,162 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

This bright and spacious END UNIT townhome in Emerald Landing is perfectly situated in a well-managed complex with low condo fees, in the sought-after, family-friendly community of Evergreen. Offering 3 bedrooms, 2.5 bathrooms, and an attached garage, the home features an inviting main level with a comfortable family room, sunlit dining area, and a functional maple kitchen complete with tile backsplash, raised eating bar, plenty of cabinetry, and generous counter space. Large windows fill the home with natural light, while patio doors lead to a good-sized deck backing onto green space, with convenient access to visitor parking. A main floor powder room adds extra convenience. Upstairs, you’ll find a spacious primary bedroom with its own ensuite and walk-in closet, along with two additional bedrooms, a full bathroom, and a practical upper-floor laundry area. The attached garage and driveway provide added storage and ample parking. Ideally located close to schools, playgrounds, shopping, and transit, and just minutes from Fish Creek Park with easy access to Stoney Trail, this home offers a great combination of space, location, and everyday comfort.