



GRASSROOTS
REALTY GROUP

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124 Everridge Gardens SW
Calgary, Alberta

MLS # A2329599



\$399,900

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,179 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

3-BED, 4 BATH | BASEMENT FINISHED | ATTACHED GARAGE | BACKS ONTO GREEN SPACE | Welcome to this move-in-ready home in the highly sought-after community of Evergreen. Perfect for first-time homebuyers, young families, or investors, this property offers an unbeatable combination of space, location, and upgrades. The open-concept main floor features a spacious kitchen that flows perfectly into the family room, ideal for everyday living and entertaining. From the dining area, step out onto your private rear deck, which backs directly onto a beautiful greenspace and playground. It offers peaceful views and the perfect backyard extension for kids! A convenient half-bathroom completes this level. Upstairs, you will find three large bedrooms, including a spacious primary suite featuring a huge walk-in closet and a private 4-piece ensuite. A second full 4-piece bathroom and ultra-convenient upper-level laundry complete the top floor. Adding incredible value is the newly finished basement. This versatile space is perfect for a media room, home office, or playroom, and includes the home's second half-bathroom. Keep your vehicle safe from the Calgary weather in the single attached garage, supplemented by an additional driveway parking pad and ample visitor parking just steps away. You will love the walkable location—just minutes on foot to two local schools, transit routes, shopping, and everyday amenities. Townhomes with a finished basement, garage, and green space views in Evergreen are a rare find. Schedule your showing today! **Some images have been virtually staged**