



GRASSROOTS
REALTY GROUP

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106, 7 Everridge Square SW
Calgary, Alberta

MLS # A2336729



\$269,900

Division:	Evergreen		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	788 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall, Titled		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Many Trees, Street Lighting, Treed		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	Other	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-1 d75
Foundation:	Slab	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Vinyl Windows		

Inclusions: None

Welcome to this beautifully updated main floor bungalow-style unit in Evergreen, offering one bedroom plus a den, and a long list of thoughtful renovations! This bright, open-concept home features luxury water-resistant Hydrasafe laminate flooring, new carpet, new lino, fresh paint throughout, upgraded plumbing and lighting, newer washer and dryer, stainless steel appliances, and updated countertops. Additional improvements include Hunter Douglas two-inch blinds, a blackout blind in the bedroom, a new on-demand hot water boiler for both heat and domestic hot water, and an air exchanger replaced approximately four years ago. Tucked away at the back of the complex and siding onto a treed green space, the unit enjoys peaceful park-like views and plenty of natural light, creating a calm and private setting. An energized parking stall is conveniently located nearby and included in the price. Close to shopping, schools, Fish Creek Park, and Stoney Trail, this well-priced home offers outstanding value for a unit of this calibre and location. Why rent when you can make this move-in-ready home your own and get into the real estate market today? All upgrades and renovations have been completed by a professional contractor.