



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**158 EVERRIDGE Gardens, Calgary T2Y 2T2**

MLS®#: **A2150724**

Area: **Evergreen**

Listing Date: **07/18/24**

List Price: **\$469,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2006**

Lot Information

Lot Sz Ar: **1,550 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,295**  
Low Sqft:  
Ttl Sqft: **1,295**

DOM

**60**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Landscaped**  
Park Feat: **Driveway,Insulated,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`4" x 10`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 9`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 9`11"</b>
<b>Family Room</b>	<b>Lower</b>	<b>14`8" x 18`8"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 10`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`3" x 13`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>8`6" x 5`5"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$326**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d75**

Legal Desc: **0612673**

Remarks

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Pub Rmks: **FULLY DEVELOPED 2 STOREY TOWN HOME IN EVERGREEN WITH 1729 SQ FT OF LIVING SPACE AND A SINGLE ATTACHED GARAGE. The main floor area features hardwood flooring, 9ft ceilings, large kitchen with extra cabinets and a dining room with doors leading to your private covered deck. The upstairs offers 2 large bedrooms both having large walk-in closets and 2 full ensuites, a walk-in laundry room that is very spacious and has extra storage and also an office/den area with a built-in desk. The lower level is professionally finished with a great area for a home theatre or a family room. The attached garage is insulated and drywalled. Lots of visitor parking. Emerald Landing is located close to shopping, schools, banks, restaurants and FishCreek Park. Easy access to Stoney Trail.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Realty Professionals**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**