



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**106 EVERRIDGE Gardens, Calgary T2Y 0G9**

MLS® #: **A2155596**

Area: **Evergreen**

Listing Date: **08/07/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$10k, 25-Aug**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,453 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,247**  
Low Sqft:  
Ttl Sqft: **1,247**

DOM

**43**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings**  
Int Feat: **High Ceilings, Laminate Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`4" x 10`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 7`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 9`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 9`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 9`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 8`10"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`10" x 6`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 4`5"</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: **Close to shopping, schools, Fish Creek Park, and major routes, this spacious three bedroom townhome is located in the quiet community of Evergreen. The open plan on the main floor features nine foot ceilings and vinyl flooring. Enjoy the private view of the green space from the main living area or the deck. The kitchen has newer stainless steel appliances and a pot rack. Upstairs, you will find three well sized bedrooms and two full baths including a four piece en suite and a walk in closet in the master. The lower level is perfect for a future rec room, storage, or a spare bedroom. The well managed complex has mature trees and lots of visitor parking. Do not miss this wonderful home!**

Inclusions: **None**  
Property Listed By: **Royal LePage Solutions**

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