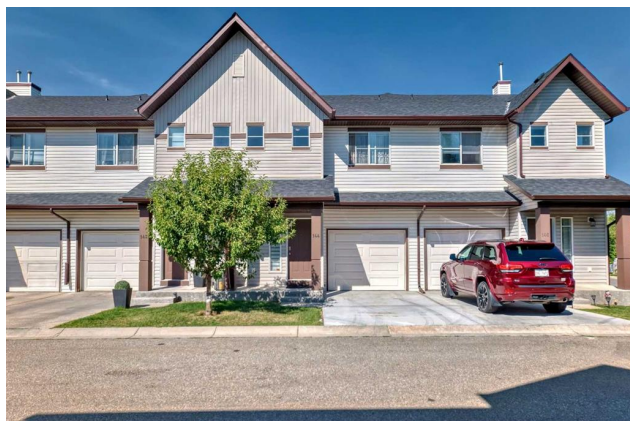


144 EVERRIDGE Gardens, Calgary T2Y 0G8

MLS®#: **A2163393** Area: **Evergreen** Listing Date: **09/06/24** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **None** 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: **1,294**
 Low Sqft:
 Ttl Sqft: **1,294**

DOM
13
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,No Neighbours Behind,Landscaped,Private**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	17`0" x 11`0"	Living Room	Main	15`3" x 10`0"
Bedroom - Primary	Second	13`1" x 10`6"	Bedroom	Second	11`9" x 9`11"
Bedroom	Second	10`0" x 8`11"	Laundry	Second	6`3" x 3`4"
Walk-In Closet	Second	7`5" x 4`8"	Entrance	Main	11`11" x 6`0"
Balcony	Main	13`10" x 7`10"	2pc Bathroom	Main	4`11" x 4`8"
4pc Bathroom	Second	8`5" x 5`6"	4pc Ensuite bath	Second	7`11" x 6`3"

Legal/Tax/Financial

Condo Fee:
\$326

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0612673**

Remarks

Pub Rmks: **This stunning 3 bed, 2.5 bath townhome in Evergreen comes with modern finishes and a single attached garage. Enjoy the spacious kitchen with upgraded S/S appliances and plenty of cupboard/counter space. Just off the kitchen you will find a large living room plus a the dining area that grants access to a large North facing deck overlooking a greenspace. Upstairs you will find a spacious master bedroom with a walk-in closet, 4pc ensuite plus two additional bedrooms, another 4pc bath and laundry area. Additional features include an attached garage, full driveway and a well-managed condo board. Located close to schools, parks, shopping, Fish Creek Park and easy access to main roadways.**

Inclusions: **None**
Property Listed By: **2% Realty**

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