



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 EVERRIDGE Square #102, Calgary T2Y 5J6**

MLS® #: **A2188382**      Area: **Evergreen**      Listing Date: **01/16/25**      List Price: **\$325,000**  
 Status: **Pending**      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:  
 Lot Shape:

Access:

Lot Feat: **Other**  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **737**  
 Low Sqft:  
 Ttl Sqft: **737**

DOM

**16**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Natural Gas**  
 Sewer:  
 Ext Feat: **Other,Playground**

Construction: **Concrete,Shingle Siding,Stone,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Smoking Home,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	29`0" x 31`5"	Bedroom - Primary	Main	35`3" x 36`1"
Kitchen With Eating Area	Main	50`10" x 42`8"	Living Room	Main	44`7" x 35`10"
4pc Bathroom	Main	33`4" x 19`8"			

Legal/Tax/Financial

Condo Fee: **\$300**      Title: **Fee Simple**      Zoning: **M-1 d75**

Legal Desc: 0612010

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Welcome to this delightful two-bedroom, one-bathroom townhouse nestled in the sought-after community of Evergreen! This home offers a perfect blend of comfort, convenience, and modern touches, making it an ideal choice for first-time buyers, downsizers, or savvy investors. Situated in a tranquil neighborhood close to schools, parks, shopping centers, and public transit. Enjoy easy access to Fish Creek Provincial Park and major roadways. The home boasts a fresh coat of paint, offering a bright and inviting atmosphere from the moment you walk in. Equipped with newer appliances, (the fridge is brand new!)the kitchen is ready for all your culinary adventures. A functional open floor plan with ample natural light, a cozy living area, and two generously sized bedrooms. Don't miss out on this fantastic opportunity to own a move-in-ready home in one of Calgary's most desirable communities. Whether you're looking to settle in or add to your investment portfolio, this townhouse checks all the boxes! Call today to book your private showing!**

Inclusions: n/a  
Property Listed By: CIR Realty

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







