

**212 Everridge Way SW**  
**Calgary, Alberta**

**MLS # A2213903**



**\$546,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	None
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Welcome to this well-situated home in the heart of Evergreen, a fully developed bi-level home that is not just ideally located, but also offers a sense of ease and convenience. It's close to all essential amenities, including shopping, public transit, schools, and easy access to major roadways. The main floor features a spacious living room with a cozy gas fireplace, an open kitchen with a nook area leading to a private deck, and two comfortable bedrooms upstairs, along with a full bathroom. The lower level boasts 9-foot ceilings and an expansive family room perfect for relaxation and entertainment, complemented by an additional full bathroom.