

**202, 31 Everridge Square SW
Calgary, Alberta**

MLS # A2171353



\$279,900

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	852 sq.ft.	Age:	2006 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: N/A

Nestled in the serene community of Evergreen, this charming townhouse is a fantastic starter home or investment property located at 31 Everridge Square. As you approach the front of this home, you'll see the privacy of this corner unit with a private balcony. Upon entering, the main floor unfolds into an expansive open concept layout, where the kitchen and living room merge beautifully, creating the perfect setting for both relaxation and entertaining. The vaulted ceilings soar above, allowing natural light to pour in, enhancing the warmth of the space. The living area invites you to unwind after a long day, while the modern kitchen, complete with updated finishes and ample counter space caters to your culinary needs. With newer paint throughout, the interior radiates a sense of care and attention to detail, making it easy to envision your personal touches here. This charming townhouse boasts a well sized bedroom providing a peaceful retreat. Adjacent to the bedroom, a versatile den awaits your creativity—whether you envision it as a cozy office, a reading nook, or an additional guest space. The recent renovations—including new carpets in the bedroom and den, luxury vinyl planking throughout the living room and kitchen, and a brand-new washer and dryer—provide peace of mind and a move-in ready experience, allowing you to focus on making this space your own. Evergreen is renowned for its family-friendly atmosphere and abundant green spaces. You'll find quick access to a variety of amenities, including shopping, dining, and recreational facilities that cater to all ages. Anyone will appreciate the proximity to close by schools, ensuring quality education is just a short walk or drive away. For nature enthusiasts, the location is a true paradise. With quick access to Fish Creek Park, you'll enjoy endless opportunities for outdoor

adventures, from hiking and biking to picnicking and bird watching. The expansive parklands provide a peaceful escape from the hustle and bustle of city life, offering a tranquil backdrop for your daily activities. Additionally, Evergreen boasts seamless connectivity to major routes like Stoney Trail, making your commute effortless and opening up the entire city for exploration. Whether you're heading to work, meeting friends, or indulging in weekend getaways in the mountains, you'll appreciate the convenience of living in this prime location. Don't miss your chance as this one will go fast. Schedule a viewing today!