

206, 31 Everridge Square SW
Calgary, Alberta

MLS # A2213024



\$290,000

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	756 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home		

Inclusions:	Mirror closets in Den
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This stunning corner unit townhome is truly amazing value for dollar. Walking into your private entrance, you will immediately be in awe of the amount of natural light beaming in thanks to the huge windows, vaulted ceilings, and skylight! This home has a lovely open concept floorplan, and an updated kitchen including a new microwave hood-fan, new fridge, new backsplash and new sink all less then a year old. In addition, the lovely wide plank floors were put in in 2023, the washer/dryer was replaced in 2023 AND the bedroom and front closet have had new California Closets put in with a limited lifetime warranty There are 2 rooms in this home, one large primary bedroom, and a second room being used as an office which could be re-purposed as a bedroom, there is also a lovely 4 piece bathroom, in suite laundry and a walk in pantry. This unit also has its own private balcony and assigned parking stall. Located in Evergreen, you will have quick access to Stoney Trail and all the amenities you may need. You are just a stones throw away from shopping, parks, schools, walking paths and more.