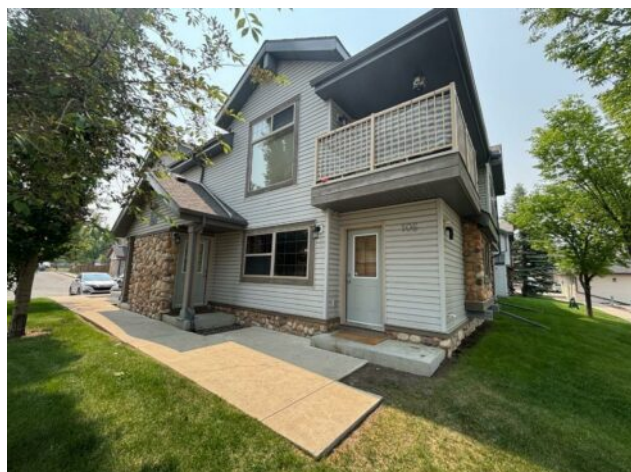


106, 8 Everridge Square SW
Calgary, Alberta

MLS # A2229627



\$299,888

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	805 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: N/A

***OPEN HOUSE SAT 12-.2.30pm *** Discover exceptional value and convenience in this bright and spacious bungalow -style corner townhouse. Offering 2 bedrooms and 1 bathroom, this well-designed home is perfect for first-time buyers, downsizers, or savvy investors. Enjoy an open-concept kitchen that flows seamlessly into the living room-ideal for entertaining or relaxing. The versatile second bedroom can easily serve as a home office or guest room, providing flexibility to suit your lifestyle. A dedicated storage area within the unit adds practical convenience. This corner unit benefits from extra natural light and privacy, while the included parking stall ensures stress-free living. The low condo fees keeps monthly costs affordable and combine with "NEW TANKLESS HEATER" make this unit as a very attractive ownership opportunity. Located in a very desirable area, close to shopping, transit, parks, and more-everything you need is right at your doorstep. Don't miss out on this opportunity-book your showing today!