

**201, 7 Everridge Square SW
Calgary, Alberta**

MLS # A2245067



\$309,900

Division:	Evergreen		
Type:	Residential/Other		
Style:	Bungalow		
Size:	840 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Concrete, Shingle Siding, Stone, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Bungalow Style Townhouse with Two Parking Stalls! This bright and beautifully maintained corner unit delivers incredible value with a freshly painted interior and a smart, functional layout. Step in through your private entrance to vaulted ceilings and large windows that fill the space with natural light. The kitchen features a center island, newer appliances, and a walk-in pantry, perfect for everyday cooking or casual entertaining. The open living and dining area leads to a private east-facing balcony, great for morning coffee or winding down in the evening. The spacious primary bedroom is complemented by a second room that's ideal as a home office or guest space. You'll appreciate the comfort of warm in-floor heating, in-suite laundry, and plenty of storage throughout. Exceptionally clean and move-in ready, this home is ideally located near Stoney Trail, shopping, schools, parks, and walking paths. A solid pick for first-time buyers, downsizers, or investors looking for style, space, and convenience.