

**114 Everstone Place SW  
Calgary, Alberta**

**MLS # A2249444**



**\$419,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen              |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,207 sq.ft.           | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.04 Acre              |               |                   |
| <b>Lot Feat:</b> | Other                  |               |                   |

|                    |                                 |                   |         |
|--------------------|---------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Vinyl                           | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 342  |
| <b>Basement:</b>   | Full, Partially Finished        | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Wood Frame                      | <b>Zoning:</b>    | M-G d55 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -       |
| <b>Features:</b>   | No Smoking Home, Open Floorplan |                   |         |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

The Perfect Family Home in an Unbeatable Location! Tucked inside the complex and not backing onto any roads, this beautifully maintained 3-bedroom townhome offers the privacy and tranquility every family desires. Whether you're a first-time buyer or looking to downsize without compromise, this home checks all the boxes! Step inside to a bright, open-concept main floor featuring a spacious kitchen, a large sun-filled living room with sliding doors to your west-facing patio – perfect for evening BBQs or relaxing after a long day. A separate dining area and convenient 2-piece bathroom complete the main level. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a walk-in closet. Freshly painted in stylish, modern tones, with a single attached garage, parking for guests in the driveway, and visitor parking just steps away. There's even a park around the corner for the kids to enjoy! With low condo fees, no maintenance headaches, and easy access to major roads, Fish Creek Park, shopping, and transit, this is incredible value you won't want to miss.