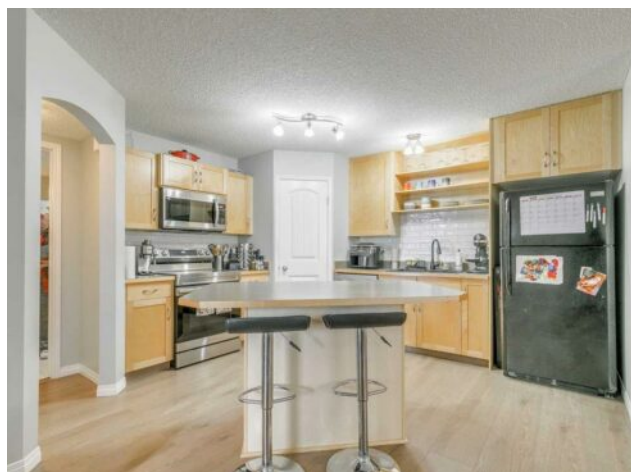


**105, 27 Everridge Square SW
Calgary, Alberta**

MLS # A2272970



\$284,900

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	776 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: None

Welcome to this charming, well-maintained 2-BEDROOM, 1-BATHROOM SINGLE-LEVEL TOWNHOUSE in the highly desirable community of Evergreen, offered at an exceptional value UNDER \$285,000. Perfect for first-time buyers, downsizers, or investors, this home features a practical one-level layout and one off-street parking stall. Enjoy LOW CONDO FEES of just \$305/month and the peace of mind that comes with NUMEROUS RECENT UPGRADES, including new laminate flooring (2024), updated stove, dishwasher, and microwave (within the last 2 years), a tankless hot water heater (2022), and a new washer (2022). It's a PET-FRIENDLY COMPLEX! The unbeatable location puts you just 2 minutes from Marshall Springs School (Grades 6–9) and Our Lady of the Evergreens School (K–6), making it ideal for families. Everyday conveniences are right around the corner, including Sobeys, Tim Hortons, Starbucks, Shoppers Drug Mart, Popeyes, and Petro Canada. An affordable, upgraded home in a prime location—this is Evergreen living at its best. Don't miss out!