

# \$450,000 - 8 Everridge Gardens Sw, Calgary

MLS® #A2130075

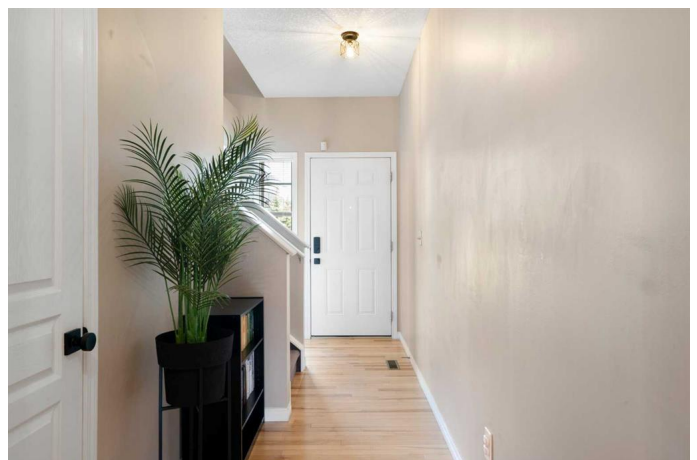
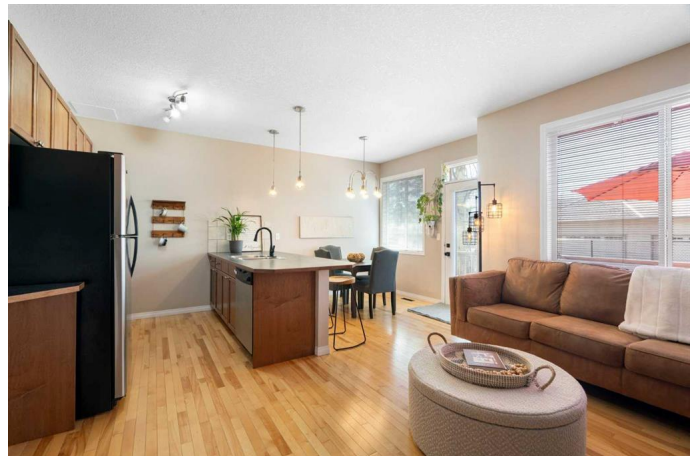
**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.04 Acres

Evergreen, Calgary, Alberta

Welcome home! This stunning townhome truly has it all, boasting 1278 sq ft of developed living space + an unfinished basement awaiting your creativity! Step inside & be captivated by the charming details throughout. The main floor exudes a sense of contemporary living at its finest with stunning hardwood floors and 9'™ knockdown ceilings. The kitchen is a chef's delight featuring SS appliances and an abundance of cabinetry & pot drawers, making organization effortless and culinary adventures a joy. Entertain with ease in this townhome – the dining room is a great size offering an opportunity to host dinner parties with friends & family. The living room is spacious and hosts a beautiful gas fireplace that you can cozy up to during the brisk winter days. A 2 pc powder room found on this level as well. As you step out onto the south-facing deck, bask in the warmth of the sun & enjoy your morning coffee - this outdoor oasis is a true retreat (bonus - the deck was repainted in 2023). Head upstairs & you™ll find 3 spacious bedrooms. The primary bedroom boasts a generously sized walk-in closet & 4 pc ensuite bathroom, ensuring that your comfort & convenience are always top priority. The two other bedrooms are a great size. An additional 4 pc bath and laundry (new washer/dryer 2022) complete this level. The wonders of this townhouse continue with an attached single garage, plus a full sized driveway. The basement is undeveloped - this versatile space



allows for endless possibilities, from creating a cozy home theater to a 4th bedroom, or a home office or play area for the little ones. So many perks of this gorgeous townhome - hot water tank replaced 2023! The condo board is extremely well managed. The unit's enviable location is another remarkable feature. Located around the corner from a picturesque park, you'll enjoy easy access to green spaces - perfect for leisurely strolls or picnics with loved ones. In this coveted Evergreen community, you'll have access to an abundance of amenities including schools, shopping centers, parks, restaurants, & Fish Creek Park all within easy reach. Don't miss this incredible opportunity to call this magnificent townhouse your home. Embrace the best of Calgary living with a touch of fun, as you create cherished memories in this beautiful home. Schedule a viewing today & let this captivating property take your breath away!

Built in 2006

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2130075      |
| Price          | \$450,000     |
| Sold Price     | \$470,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,278         |
| Acres          | 0.04          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8 Everridge Gardens Sw |
| Subdivision | Evergreen              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 0H1                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Walk-In Closet(s)                                                                       |
| Appliances        | Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                               |
| Cooling           | None                                                                                                                     |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Gas, Living Room                                                                                                         |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                         |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Interior Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2024 |
| Date Sold      | May 16th, 2024 |
| Days on Market | 6              |
| Zoning         | M-1 d75        |
| HOA Fees       | 0.00           |

## Listing Details

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