

\$300,000 - 202, 15 Everridge Square Sw, Calgary

MLS® #A2142351

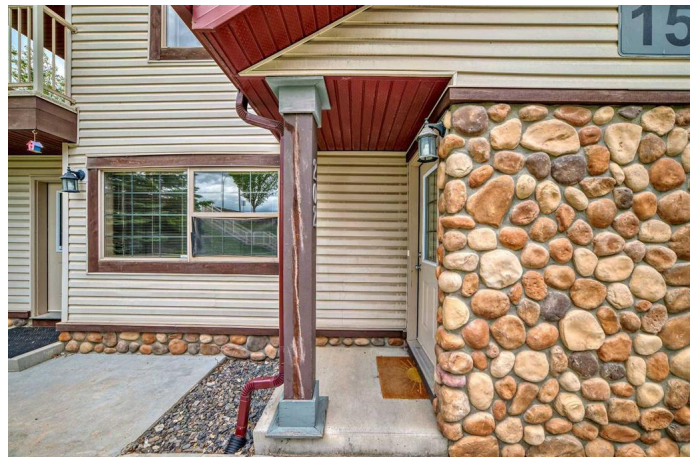
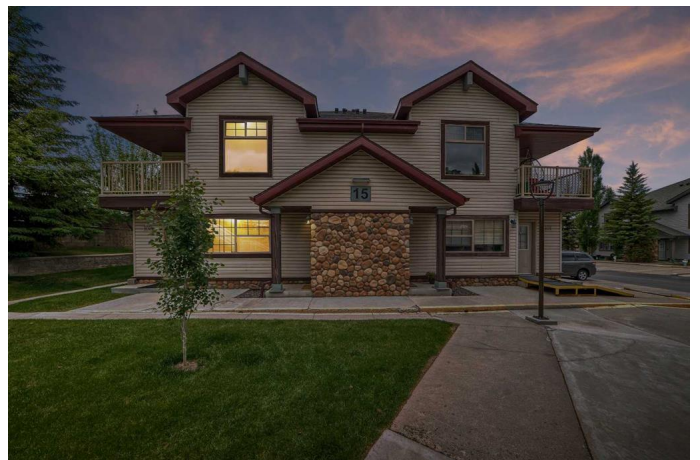
\$300,000

1 Bedroom, 1.00 Bathroom, 739 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

This inviting townhome is the ideal purchase for first time home buyers or an investor, with its low condo fees and purchase price, it's enticing for everyone. This top floor corner unit offers an abundance of natural light with its large windows, and the high vaulted ceilings gives it an elegant feeling. The cozy open concept layout has everything you need to either relax at home or for entertaining. When you first walk up the stairs, a spacious living room greets you and is ready for your personal touch. Imagine having your family and friends over for dinner or a games night while making lasting memories. The sun filled kitchen features plenty of cabinetry and counter space, with a designated corner pantry, there is more than enough space for all your kitchen supplies. With multiple stainless steel appliances, it provides a modern look. A central island with seating separates the adjoining living room. Step out onto the SW facing balcony and enjoy the sunset, you will be gazing at greenery and trees while you unwind at the end of the day. As we travel further into the unit, you will step inside the 4 piece bathroom with soaker tub and shower that connects to the laundry room with stacked washer and dryer. The bedroom is spacious with ample space for a king bed. Lastly is the den, perfect for a guest bedroom and/or office for remote working. This room also has a skylight which lights up the room during the day. Walking outside the unit to get to the assigned parking stall is simple, it's the



first stall in the parking lot closest to front door. This unit is located in the desirable Southwest community of Evergreen. The location is amazing, it's conveniently within 1KM of multiple amenities such as schools, transit stops, coffee shops, restaurants, grocery store, fire station, shopping and right off the new section of Stoney Trail. If you or your pet like physical activity, it's a short walk to Fish Creek Park, parks and walking paths. (Pet friendly complex with board approval) It is in pristine condition, with new paint on the walls and baseboards, new light switches and light fixtures and new LVP flooring. The owners have many fond memories while living here and are excited for you to start your new chapter here and enjoy it as much as they have. This charming unit has endless possibilities! Quick possession is available. Schedule a viewing today and make this beautiful townhome yours!

Built in 2006

Essential Information

MLS® #	A2142351
Price	\$300,000
Sold Price	\$310,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	739
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Sold

Community Information

Address	202, 15 Everridge Square Sw
---------	-----------------------------

Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5J6

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, On Street, Parking Lot, Paved, Plug-In, Stall

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 4th, 2024
Days on Market	14
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.