

# \$479,900 - 136 Everridge Gardens Sw, Calgary

MLS® #A2147327

**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,171 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

NEWLY UPDATED/3 BEDROOMS / END UNIT / BACKING ONTO A TREED GREEN SPACE / ATTACHED GARAGE / OPEN CONCEPT LIVING / 9 FT CEILINGS / UPPER LEVEL LAUNDRY / EXPANSIVE DECK / MATURE TREES / WALK TO SCHOOLS / OUTSTANDING

LOCATION/MOVE-IN-READY! Park your vehicle safely out of the elements in the single attached garage with extra parking on the driveway. Updated flooring, a natural colour pallet and an abundance of natural lights greet you upon entry. The open concept great room was expertly designed to take full advantage of the green space views out of the numerous windows. Flowing seamlessly together the kitchen - with a great peninsula breakfast bar island and loads of cabinets, new and newer stove, fridge, washer and dryer. Inviting living room and large dining room are perfectly arranged for families to gather together as well as for entertaining guests. A handy powder room completes this level. Laundry is conveniently located on the upper level. The master bedroom is a calming sanctuary complete with a large walk-in closet and a private 4-piece ensuite. Both additional bedrooms are spacious and bright and share the 4-piece main bathroom. The expansive deck nestled amongst mature trees invites casual barbeques and time spent relaxing absorbing those tranquil green space views. Outdoor enthusiasts will love this prime location with an infinite amount of walking



paths that wind around the ponds, parks and playgrounds and then on to Fish Creek Park. Within walking distance are several schools and this family-friendly neighbourhood enjoys easy access to shops, restaurants and services as well as McLeod and Stoney Trails.

Built in 2006

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2147327      |
| Price          | \$479,900     |
| Sold Price     | \$479,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,171         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 136 Everridge Gardens Sw |
| Subdivision | Evergreen                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 0G9                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 5th, 2024  |
| Date Sold      | July 12th, 2024 |
| Days on Market | 7               |
| Zoning         | M-1 d75         |
| HOA Fees       | 0.00            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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