

273 Everridge Way SW
Calgary, Alberta

MLS # A2294179



\$639,800

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,672 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, See Remarks		

Inclusions: None

Corner Lot Gem | Move-In Ready | Heated Garage | Bonus Room

Beautifully maintained corner lot home offering the perfect blend of comfort, style, and everyday functionality. Freshly painted and featuring brand-new carpets, this move-in-ready gem delivers 3 spacious bedrooms, 2.5 bathrooms, a large bonus room, and a double attached heated garage, perfect for modern family living (and Calgary winters). Step into a bright, open-concept main floor highlighted by rich hardwood flooring, a cozy gas fireplace, and an elegant kitchen designed to impress. Complete with granite countertops, stainless steel appliances, a central island, and convenient roll-out shelving, this space flows effortlessly into a sun-filled dining area, ideal for both daily living and entertaining. Upstairs, the generous bonus room offers the perfect setting for movie nights or a relaxing retreat. The primary suite is a true sanctuary, featuring a full ensuite and a walk-in closet with custom built-ins. Two additional bedrooms, a stylish 4-piece bath, and upstairs laundry with built-in cabinetry add convenience to everyday life. Thoughtfully upgraded throughout, this home includes granite counters in all bathrooms, a water softener, and a central vacuum system, details that elevate comfort and value. Outside, enjoy a beautifully landscaped backyard on a premium corner lot, complete with mature trees and a spacious two-tier deck with a gas line, ready for unforgettable summer BBQs and gatherings. Ideally located within walking distance to three schools, close to parks and scenic pathways, and just minutes from Fish Creek Park. Commuting is effortless with quick access to Stoney Trail and only a 6-minute drive to Costco. Join us for the Open House this Sunday from 1–3 PM or book your private showing today, homes like

this don't stay on the market for long!