

**49 Everridge Gardens SW**  
**Calgary, Alberta**

**MLS # A2305041**



**\$439,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** n/a

This bright and spacious END UNIT townhome in Emerald Landing is perfectly situated in a well-managed complex with low condo fees, in the sought-after, family-friendly community of Evergreen. Offering 3 bedrooms, 2.5 bathrooms, and an attached garage, the home features an inviting main level with a comfortable family room, sunlit dining area, and a functional maple kitchen complete with tile backsplash, raised eating bar, plenty of cabinetry, and generous counter space. Large windows fill the home with natural light, while patio doors lead to a good-sized deck backing onto green space, with convenient access to visitor parking. A main floor powder room adds extra convenience. Upstairs, you’ll find a spacious primary bedroom with its own ensuite and walk-in closet, along with two additional bedrooms, a full bathroom, and a practical upper-floor laundry area. The attached garage and driveway provide added storage and ample parking. Ideally located close to schools, playgrounds, shopping, and transit, and just minutes from Fish Creek Park with easy access to Stoney Trail, this home offers a great combination of space, location, and everyday comfort.