

36 Everridge Gardens SW
Calgary, Alberta

MLS # A2309371



\$430,000

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this beautifully maintained home in the heart of Evergreen! Offering a bright and functional layout, this property features 3 spacious bedrooms, 2.5 bathrooms, and an inviting open concept main floor perfect for everyday living and entertaining. The kitchen flows seamlessly into the dining and living areas, while large windows bring in plenty of natural light. Upstairs, enjoy a generous primary bedroom with ensuite and walk-in closet, plus two additional well-sized bedrooms and convenient upper-floor laundry. Step outside to your private balcony and enjoy the comfort of a single detached garage. Ideally located close to schools, parks, shopping, transit, and Fish Creek Park, this home is perfect for first-time buyers, families, or investors. A must-see!