

**104, 15 Everridge Square SW**  
**Calgary, Alberta**

**MLS # A2258443**



**\$277,500**

|                  |                                                                |               |                   |
|------------------|----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                                                      |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                       |               |                   |
| <b>Size:</b>     | 839 sq.ft.                                                     | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                                                |               |                   |
| <b>Lot Size:</b> | -                                                              |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped |               |                   |

|                    |                                                                            |                   |         |
|--------------------|----------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | In Floor, Natural Gas                                                      | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Vinyl Plank                                                                | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                                                            | <b>Condo Fee:</b> | \$ 300  |
| <b>Basement:</b>   | None                                                                       | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                         | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | Poured Concrete                                                            | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |         |
| <b>Inclusions:</b> | N/A                                                                        |                   |         |

**\*\* Please click on "Video's for 3D tour \*\* INVESTOR/FIRST TIME HOME BUYER ALERT!!** Very well kept, 2 bedroom townhouse in very desirable Evergreen! Amazing features include: 2 bedrooms, 1 bathroom, almost 850 sq ft - open concept main area, cozy rear patio with private back yard space, 1 parking spot, in suite laundry, LOW condo fees, breakfast bar, quiet & efficient in-floor heat, luxury vinyl planking and much more! Location is a home run - close to all schools & amenities, short walk or bike ride to Fish Creek Park and very easy access to all major routes - Stoney & MacLeod Trail/22X/Deerfoot! Tenant in place and would love to stay! Vacant possession would be 3 calendar months away or assume the tenant for 3 months of cash flow!