

**50 Everridge Gardens SW**  
**Calgary, Alberta**
**MLS # A2263565**

**\$425,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 337
<b>Basement:</b>	Full, Unfinished	<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>	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\* 50 Everridge Gardens SW \*\*\* Welcome to Emerald landing, a well managed townhome complex in the friendly community of Evergreen . Very convenient location , easy access to 162AV & ring road . walking distance to several schools and playgrounds , close to shopping centers including the Sobeys , 7-11 and Tim Hortons . The lovely 2 storey townhouse offers three bedrooms , two and half bathrooms ,single attached garage plus private driveway for additional parking . Enter the open and sun drenched kitchen/living area, with its 9 foot "knock down" ceilings , hardwood floor and large south facing windows . Kitchen boasts stainless steel appliances including a brand new stove . Upper level showcases a primary bedroom, with a private full 4-piece ensuite and oversized walk-in closet with window ! Two additional bedrooms share a 4-pc bathroom . Convenient upper-level laundry and additional storage space . Unspoiled basement for your future personal design needs . Freshly painted . Also the house is professionally cleaned and carpet steam washed last week . Price to sell . Don't miss it ! Call your agent today !