

# \$489,000 - 90 Everridge Common Sw, Calgary

MLS® #A2224010

**\$489,000**

3 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

HOME SWEET HOME! Indulge in maintenance free Townhouse living in this EXQUISITELY UPGRADED END UNIT TOWNHOUSE situated in the family friendly and sought-after SW community of Evergreen across from a peaceful park/green space. This stylish and contemporary home is move-in ready with 3 bedrooms, 2.5 bathrooms, 1,916.65 SQFT of living space throughout, a double detached garage and a private fully fenced backyard. Heading inside you will love the seamless floor plan featuring a sun-drenched living room with a cozy gas fireplace, chic formal dining room with access to the backyard patio, 2 piece vanity bathroom, a spacious foyer and the renovated gourmet chef's kitchen with upgrade quartz countertops, quartz center island with storage, gleaming white cabinetry, stylish backsplash, stainless steel appliances and a convenient pantry. Heading upstairs you will find 2 generous sized bedrooms, a fantastic 4 piece bathroom and the dreamy primary bedroom that is extremely spacious offering a walk-in closet and an elegant 4 piece ensuite bathroom. Downstairs, you will find your unfinished basement waiting for your special touch for future development with a rough-in for a full bathroom and high ceilings that would be ideal for building a family room, bedroom and bathroom. Also featured is your full laundry with a sink, utility room, a recreation room and tons of space for all of your storage needs. Outside, offers a front porch, your



beautifully manicured and fully fenced backyard with a concrete patio thatâ€™s perfect for hosting guests with a BBQ gas line, and a double detached garage. This well managed and PET FRIENDLY complex (with board approval) is close to the new ring road, steps from parks, shopping, restaurants, public transportation, schools, Stoney Trail and other major roadways. Donâ€™t miss out on this GEM, book your private viewing today! Please note that home has been both pet and smoke free since current ownership. There is also direct and independent access to the back alley through a gate in the garden.

Built in 2006

### **Essential Information**

MLS® #	A2224010
Price	\$489,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,310
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	90 Everridge Common Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5H1

### **Amenities**

Amenities	Secured Parking, Snow Removal
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, None
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	19
Zoning	R-2M

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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