

# \$439,900 - 25 Everridge Gardens Sw, Calgary

MLS® #A2231126

**\$439,900**

3 Bedroom, 4.00 Bathroom, 1,299 sqft  
Residential on 0.00 Acres

Evergreen, Calgary, Alberta

MODERN TOWNHOME | 3 BED | 3.5 BATH | ATTACHED GARAGE | WALK-IN CLOSETS | LOW CONDO FEE | NEW FLOORING | NEW APPLIANCES. Welcome to your beautifully upgraded home in the heart of Evergreen—a rare opportunity to own a spacious and stylish 3-bedroom, 3.5-bath townhome in one of Calgary’s most desirable, family-friendly communities. This modern home offers three master-sized bedrooms, including two with private 4-piece ensuite baths and walk-in closets, delivering both luxury and functionality. Recent upgrades include brand-new, flooring, new carpet, new fridge, new range, new electrical light fixtures, new roof, and a recently upgraded microwave and dishwasher—all combining style with practicality. Plus, enjoy peace of mind and great value with low condo fees of just \$337/month. Step into a bright, open-concept main floor featuring 9-ft ceilings, a generous living space, and a dining area that leads to a private deck—perfect for outdoor dining, morning coffee, or relaxing evenings. Upstairs, enjoy the rare dual-primary suite layout, ideal for families or shared living. Convenient upstairs laundry adds ease to everyday life. The fully finished basement includes a third bedroom, a versatile bonus room (ideal for a home office, gym, or media space), and a full bathroom. Additional highlights include an attached heated single garage plus driveway parking for a second car, walk-in closets in all bedrooms for ample storage, short walk



(750m) to Marshall Springs School and Our Lady of the Evergreens, steps to shopping (500m) including Sobeys, Shoppers Drug Mart, 7-Eleven, Kumon, and more. 150m to Toboggan Hill Park and bus routes 11 & 12 connecting directly to the CTrain and minutes to Fish Creek Provincial Park and close to Spruce Meadows. Whether you're a growing family, a young professional, or a savvy investor, this townhome delivers comfort, convenience, and unbeatable location all at an incredible value.

Built in 2006

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2231126      |
| Price          | \$439,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,299         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 25 Everridge Gardens Sw |
| Subdivision | Evergreen               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 0G8                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Trash, Visitor Parking |
|-----------|------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home             |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Barbecue, Other          |
| Lot Description   | Other                    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | M-1 d75         |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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