

# \$299,888 - 106, 8 Everridge Square Sw, Calgary

MLS® #A2229627

**\$299,888**

2 Bedroom, 1.00 Bathroom, 805 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Discover exceptional value and convenience in this bright and spacious bungalow -style corner townhouse. Offering 2 bedrooms and 1 bathroom, this well-designed home is perfect for first-time buyers, downsizers, or savvy investors. Enjoy an open-concept kitchen that flows seamlessly into the living room-ideal for entertaining or relaxing. The versatile second bedroom can easily serve as a home office or guest room, providing flexibility to suit your lifestyle. A dedicated storage area within the unit adds practical convenience. This corner unit benefits from extra natural light and privacy, while the included parking stall ensures stress-free living. The low condo fees keeps monthly costs affordable and combine with "NEW TANKLESS HEATER" make this unit as a very attractive ownership opportunity. Located in a very desirable area, close to shopping, transit, parks, and more-everything you need is right at your doorstep. Don't miss out on this opportunity-book your showing today!

Built in 2005

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2229627  |
| Price      | \$299,888 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 805           |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 106, 8 Everridge Square Sw |
| Subdivision | Evergreen                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Y5J7                     |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Park, Parking, Playground |
| Parking Spaces | 1                         |
| Parking        | Stall                     |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer       |
| Heating           | In Floor, Natural Gas                                        |
| Cooling           | None                                                         |
| Basement          | None                                                         |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Entrance                 |
| Lot Description   | Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 17              |
| Zoning         | M-1 d75         |

**Listing Details**

Listing Office              First Place Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.