

# \$424,900 - 25 Everridge Gardens Sw, Calgary

MLS® #A2231126

**\$424,900**

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

Evergreen, Calgary, Alberta

**\*\* OPEN HOUSE SUNDAY JULY 6 2PM TO 4PM \*\* 3 BEDROOM TOWNHOME | 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 a total of 1,744 sq. ft of FINISHED living space, 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. The fridge, stove and dishwasher brand new with warranty available. 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	\$424,900
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 Other, Barbecue  
Lot Description Other  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 13th, 2025  
Days on Market 23  
Zoning M-1 d75

### Listing Details

Listing Office Real Broker

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