

\$419,900 - 33 Everridge Gardens Sw, Calgary

MLS® #A2234449

\$419,900

3 Bedroom, 3.00 Bathroom, 1,303 sqft
Residential on 0.04 Acres

Evergreen, Calgary, Alberta

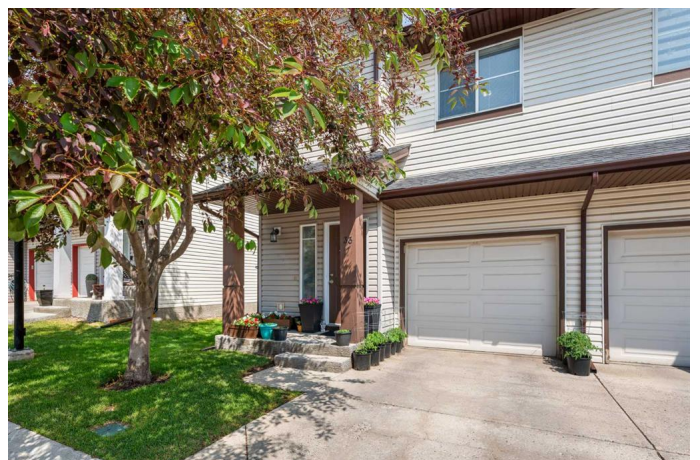
Open House Saturday - June 28, 2025 - 2:00 pm to 4:00 pm. Welcome to this bright and well-maintained end-unit townhome, quietly located in the heart of the complex and backing onto a peaceful central courtyard. Large windows throughout the home fill the space with natural light, creating a warm and inviting atmosphere.

The main floor offers a functional open-concept layout that seamlessly connects the kitchen, dining area, and living room perfect for both everyday living and entertaining. Step outside to your private deck, which overlooks the courtyard, offering a calm and private outdoor space. A discreetly tucked-away half bathroom on the main floor adds extra convenience for guests.

Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a full ensuite bathroom. Two additional bedrooms, with lovely views of the courtyard. A second full bathroom and upstairs laundry make the upper level both practical and comfortable.

The attached garage is a valuable feature during winters, and the driveway offers room to park a second vehicle. The unfinished basement provides excellent storage space as-is, with potential for future development.

This home has been freshly painted, features



updated lighting fixtures, and offers laminate and tile flooring throughout, no carpet. It's located just a 10-minute walk to Marshall Springs School and Our Lady of the Evergreens, and about a 5-minute drive to local shops including Sobeys, Shoppers Drug Mart, 7-Eleven, Kumon, and more. You're also only a 2-minute walk to Toboggan Hill Park and nearby bus routes that connect directly to the CTrain. Fish Creek Park and Spruce Meadows are only a short drive away. Whether you're a first-time buyer, young family, or investor, this home combines comfort, location, and value in a well-managed, low-fee complex. Book your showing today—you'll want to see this one in person.

Built in 2006

Essential Information

MLS® #	A2234449
Price	\$419,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,303
Acres	0.04
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	33 Everridge Gardens Sw
Subdivision	Evergreen
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Y 0G8

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Barbecue
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2025
Days on Market	8
Zoning	M-1 d75

Listing Details

Listing Office	Real Broker
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