

# \$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

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	Visitor Parking, Trash
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	26
Zoning	M-1 d75

## Listing Details

Listing Office	Real Broker
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