

# \$279,900 - 106, 8 Everridge Square Sw, Calgary

MLS® #A2249649

**\$279,900**

2 Bedroom, 1.00 Bathroom, 805 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

**\*\*\*PRICE REDUCED\*\*\*** 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® #    | A2249649  |
| Price     | \$279,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Square Footage | 805           |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

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

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Laminate Counters, Pantry |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings        |
| Heating           | In Floor                                                                                            |
| Cooling           | None                                                                                                |
| Basement          | None                                                                                                |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Lot Description   | Corner Lot       |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame       |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 69                |
| Zoning         | M-1 d75           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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