

**105, 23 Everridge Square SW  
Calgary, Alberta**

**MLS # A2279823**



# \$255,000

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Street Lighting		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 305
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island		

**Inclusions:** n/a

This ground-floor, single-level townhouse offers a rare opportunity to enter the Evergreen market with a practical and functional layout in a well-established community. With approximately 790 square feet of living space, the home features two bedrooms, one full bathroom, and an open living area that flows naturally into the kitchen and dining space. The single-level design allows for easy, stair-free living and convenient ground-floor access. The layout provides a solid foundation for customization, making it an excellent option for buyers looking to add value over time or investors seeking strong fundamentals in a consistently desirable location. A dedicated storage area and an included parking stall add everyday practicality. Situated just steps from Fish Creek Provincial Park and close to schools, shopping, transit, and major routes such as Macleod Trail and Stoney Trail, this home benefits from a location that continues to hold long-term appeal. A smart opportunity for buyers looking for value, potential, and one of southwest Calgary's most sought-after communities.