

# \$734,900 - 1240 Everridge Drive Sw, Calgary

MLS® #A2208427

**\$734,900**

4 Bedroom, 4.00 Bathroom, 1,965 sqft  
Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Welcome home to this fabulous almost 2000 sq ft two storey home backing on to a green belt! The main floor is spacious and features an open kitchen with island, corner pantry, newer countertops, breakfast nook with access to the rear deck and yard. Soaring ceilings in the living room, gas fireplaces and plenty of windows. Two piece powder room, laundry/mudroom off the garage and a front flex room/office finish this great main floor. Spiral staircase up to the primary bedroom with a full four piece ensuite with large soaker tub, shower and walk-in closet. Two more generous bedrooms and five piece bath. The fully finished basement has a fourth bedroom, three piece bath, office area, and massive recreation room for the kids to play. Plenty of storage is a bonus. Walking distance to multiple schools, close to shopping, Stoney Trail, and Fish Creek Park. Come and see this wonderful property today!

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208427  |
| Price          | \$734,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,965     |



|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 2003        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1240 Everridge Drive Sw |
| Subdivision | Evergreen               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y4P8                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Pantry, Vinyl Windows, Walk-In Closet(s)                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 3rd, 2025

Days on Market        2

Zoning                 R-G

HOA Fees              105

HOA Fees Freq.       ANN

### **Listing Details**

Listing Office           Century 21 Bamber Realty LTD.

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