

# \$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        9

Zoning                 R-G

HOA Fees              105

HOA Fees Freq.       ANN

### **Listing Details**

Listing Office           Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.