

# \$574,900 - 14 Everridge Common Sw, Calgary

MLS® #A2246745

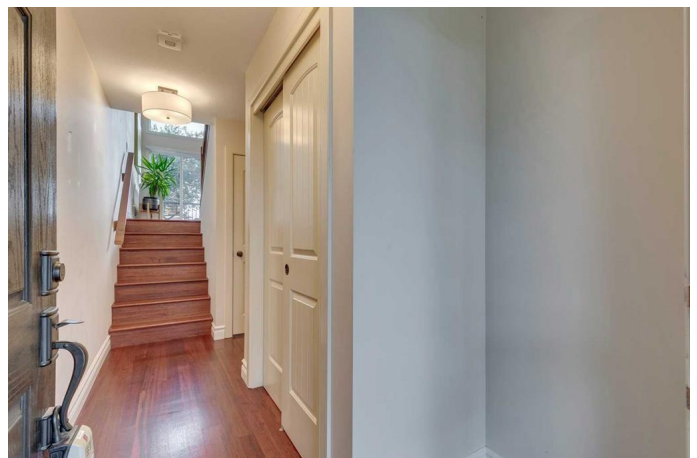
**\$574,900**

2 Bedroom, 3.00 Bathroom, 1,414 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Welcome to Eversyde on the Park, a quiet little gem in the heart of Evergreen. This isn't just any townhome—it's a meticulously cared-for, 4-level split end unit with over 1,400 sq. ft. of developed space, loaded with upgrades you won't find anywhere else. Inside, you'll notice the details right away—real exotic Merbau hardwood floors, a marble-faced gas fireplace with a thermostat-controlled fan, quartz countertops, and a sleek new stainless steel appliance package (including a slimline over-the-range microwave). The kitchen and dining area are drenched in natural light and overlook the living room, making it feel open and connected. Both upper-level bedrooms have walk-in closets, full ensuite baths, and their own study nooks. This home is wired for modern living with Lutron Caseta WiFi smart lighting, plus it comes with a water softener, central vacuum, and a fully developed basement with an insulated floor panel system. The double attached garage has a brand-new door, storage cabinets, and a WiFi opener for convenience. Step out the patio doors to your deck, fire up the BBQ, and take in the tranquil view of the pond. There's also a separate side entrance to your private backyard, complete with an upper deck and ground-level patio—perfect for coffee in the morning or a glass of wine in the evening. Living here means you're steps from walking paths, playgrounds, and parks. You've got easy access to Stoney Trail and Macleod Trail,



making commutes a breeze. Groceries, restaurants, coffee shops, and big-box stores are all just minutes away in Shawnessy Shopping Centre. Schools and transit are nearby, and Fish Creek Park is right around the corner for weekend adventures. This one checks every boxâ€”and then some. For more information and photos, click the links below!

Built in 2006

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2246745      |
| Price          | \$574,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,414         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 14 Everridge Common Sw |
| Subdivision | Evergreen              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 5G9                |

### Amenities

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

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, See Remarks, Window Coverings, ENERGY STAR Qualified Dishwasher |
| Heating           | Forced Air, Solar                                                                                                                         |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                                          |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Corner Lot, Level, Private |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-2M              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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