



GRASSROOTS
REALTY GROUP

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1331, 2395 Eversyde Avenue SW
Calgary, Alberta

MLS # A2219201



\$265,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	742 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this bright and clean 2 bedroom plus den condo located in the desirable community of Evergreen. This well-laid-out unit features brand new flooring and fresh paint throughout, giving it a crisp, refreshed feel. The south-facing balcony overlooks a green space, offering more privacy. The functional layout includes a comfortable living area, a versatile den—perfect for a home office or extra storage—and convenient in-suite laundry. The unit comes with one titled underground parking stall. Situated in a well-maintained building, you're close to schools, parks, shopping, and have quick access to the ring road. Condo fees include heat, electricity, water and sewer.