



GRASSROOTS
REALTY GROUP

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**1115, 2395 Eversyde Avenue SW
Calgary, Alberta**

MLS # A2242100



\$265,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	813 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 584
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to life in Evergreen—one of Calgary’s most sought-after, family-oriented communities known for its welcoming atmosphere, nearby schools, convenient amenities, and easy access to major roadways and public transit. Located on the west end of the city, it’s also just a 45-minute drive to the mountains—ideal for weekend getaways and nature lovers. This ground-level condo OFFERS INCREDIBLE VALUE in today’s market, features a rare and spacious floorplan with a massive primary bedroom, a well-sized second bedroom, and a full 4-piece bathroom. The open-concept kitchen, living, and dining areas offer great flow for entertaining and everyday living. Step outside to your exceptionally PRIVATE PATIO, surrounded by mature trees and well-maintained green space. It’s a quiet, natural retreat right at your doorstep. Additional highlights include SECURE UNDERGROUND PARKING, making winters easier, and added value for both homeowners and renters alike. Whether you’re a first-time home buyer looking to step into ownership or an investor seeking a low-maintenance, well-located property—this one checks all the boxes. Don’t miss your chance to own a rare gem in Evergreen!