



**GRASSROOTS**  
REALTY GROUP

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**2203, 230 Eversyde Boulevard SW**  
**Calgary, Alberta**

**MLS # A2249627**



**\$378,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Guest, Paved, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 478
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This immaculate 2-bedroom, 2-bath home offers over 1,100 sq. ft. of modern living in the desirable community of Evergreen SW. Featuring immaculate dark laminate floors, a Huge master suite with walk-in closet and 4 pc ensuite bathroom. A second bedroom which can also be used as an office and an additional 4pc bath. A bright living room with large windows and access to a great balcony for morning sun, BBQ with friends or just a relaxing evening coffee. The dining area boasts vaulted ceilings, while the kitchen offers a center island, breakfast bar, corner pantry, and stainless steel appliances. In-suite laundry, two parking stalls, and condo fees that include heat, water, and sewer. There are a few shops adjacent to the complex for your convenience. Close to shopping, schools, parks, very close access to Stoney Trail. You will not be disappointed