



GRASSROOTS
REALTY GROUP

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2322, 2371 Eversyde Avenue SW
Calgary, Alberta

MLS # A2256458



\$315,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	992 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Parkade, Parking Pad, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Fireplace(s)

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, No Animal Home, No Smoking Home, Storage, Track Lighting

Water: -

Sewer: -

Condo Fee: \$ 612

LLD: -

Zoning: M-1

Utilities: -

Inclusions: None

"PRICE REDUCED BY \$10,000 TO ACCOMODATE THE CURRENT MARKET CONDITIONS"

This spacious and sunny "Top Floor and Corner" unit boasts two bedrooms, 2 bathrooms plus den, and has had several upgrades. The modern "open concept" plan features cherry laminate floors, granite composite sink, gourmet style kitchen with updated white cabinetry, black appliances, and endless counter and cabinet space. The two spacious bedrooms are at the opposite ends of the condo for privacy with one sporting an en-suite 4 pcs bath. The double glass patio doors lead to a huge south facing deck for all your summer entertaining, but on those chilly fall evenings you can cosy up to the welcoming corner gas fireplace with that special someone or just a good book. This unit (one of only a few) includes a large 8'x8' lockable storage unit with built in shelves (for all your camping gear, bikes and winter tires) in front of your TITLED, under ground heated parking spot. Just 2 minutes away from coffee shops, grocery stores and bike paths. A great opportunity for a first time home buyer or seasoned investor to own a 2 bed, 2 bath, top floor unit . Book your private viewing today ! (P.S. Condo fees INCLUDE ALL utilities.)