



GRASSROOTS
REALTY GROUP

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1208, 2395 Eversyde Avenue SW
Calgary, Alberta

MLS # A2270615



\$229,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 349

LLD: -

Zoning: M-1

Utilities: -

Inclusions: None

Great opportunity in this freshly renovated unit for first time buyers, investors, or downsizers in this desirable neighborhood! Brand new vinyl plank flooring throughout, freshly painted, newer appliances, and move in ready right away. Open concept floorplan into large living room with sliding doors out to the good-sized covered balcony. Updated kitchen with crisp white cabinetry, sleek black backsplash, new high end LG stainless steel appliances, and open bar ledge to the dining area. Good sized master bedroom with large window letting in lots of natural light and double closet. Adjoining full 4-piece bathroom with tile flooring and tub surround across the hall. Spacious den makes a great home office, gym, storage, or guest bedroom space! Convenient in-unit laundry closet with stacked washer and dryer. VIP parking stall closest one to the front entrance with power. Located in a very well managed building with low condo fees that include all utilities... ELECTRICITY, HEAT, WATER and SEWER! All in a prime location in the sought after community of Evergreen, close to numerous shops, parks, schools, restaurants, and quick access onto Stoney Trail - making commuting a breeze! This property shows 10/10, is move-in ready and awaiting its new owner!