



GRASSROOTS
REALTY GROUP

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**2322, 2371 Eversyde Avenue SW
Calgary, Alberta**

MLS # A2277446



\$304,000

| | | | |
|------------------|-------------------------------------|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 992 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Fireplace(s) | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 618 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Open Floorplan, See Remarks | | |

Inclusions: n/a

Welcome to this beautifully maintained 2-bedroom, 2-bathroom end-unit condo in the desirable community of Evergreen SW, offering added privacy, abundant natural light, and southwest-facing balcony views—perfect for enjoying afternoon sun and sunsets. A spacious foyer welcomes you into the home, leading to an open-concept layout highlighted by rich cherry laminate flooring and a cozy gas fireplace with a stylish mantle, creating a warm and inviting living space that flows seamlessly into the dining area and out to the balcony, ideal for both everyday living and entertaining. The spacious kitchen offers ample cabinetry and counter space, making it both functional and welcoming. The primary bedroom features a walk-through closet and private ensuite, while the second bedroom and full bathroom add flexibility to the layout. Additional highlights include titled heated underground parking, extra storage, and the convenience of a well-managed complex, all just minutes from coffee shops, grocery stores, bike paths, parks, transit, and the many amenities Evergreen has to offer—bright, private, and exceptionally located condo living at it's best. Book your private showing today!