



**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 its best. Book your private showing today!