



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1122, 2371 Eversyde Avenue SW  
Calgary, Alberta**

**MLS # A2280022**



**\$159,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	391 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 211
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 1 year old bbq, patio table & 2 chairs

Main floor bachelor suite with south exposure. The flooring has been upgraded, & appliances upgraded, painting also updated. Good size kitchen & living room that has patio doors to access the south facing patio, 4pc bath & laundry combo & a flex room that can be used for the bedroom. There is 1 assigned outdoor parking stall. Condo fees are only 210.52 per month. Close to shopping, bus, green spaces, parks & all other amenities. Click on link to view 3D walk through.