



**GRASSROOTS**  
REALTY GROUP

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

1246, 2395 Eversyde Avenue SW  
Calgary, Alberta

MLS # A2280519



**\$225,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Evergreen                          |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 569 sq.ft.                         | Age:   | 2006 (20 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                          |            |        |
|-------------|------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                                | Water:     | -      |
| Floors:     | Laminate, Tile                                                                           | Sewer:     | -      |
| Roof:       | -                                                                                        | Condo Fee: | \$ 350 |
| Basement:   | -                                                                                        | LLD:       | -      |
| Exterior:   | Wood Frame                                                                               | Zoning:    | M-1    |
| Foundation: | -                                                                                        | Utilities: | -      |
| Features:   | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Storage |            |        |

**Inclusions:** Metal shelving in den

Welcome to this beautifully renovated 1 bedroom plus den unit in the desirable community of Evergreen. Bright and inviting this home is filled with natural light and finished in clean, neutral colours throughout. The spacious living room features patio doors that open to a sunny west-facing balcony, perfect for relaxing in the evening with a beverage as the sun goes down. The large open kitchen has plenty of space for a dining table or even a future kitchen island, and is equipped with newer, modern stainless steel appliances, an upgraded 3-rack dishwasher, and built-in cupboard organizers for excellent storage and functionality. The showhome-like bathroom is finished with luxurious marble tile, a dimmable anti-fog mirror, and contemporary fixtures. The generous den provides flexible space for a home office, guest area, or additional storage. This unit is clean, bright, and truly move-in ready with very flexible possession available. The parking stall is conveniently located near the front door, with ample additional street parking available. Ideally located, this home is walkable to everyday shopping, cafes and restaurants nearby, offers easy access to the ring road, and is just a short walk to Fish Creek Park. An excellent opportunity to own a stylish, well-located home in a smaller, more intimate building with 2 elevators. Just move right in!