



GRASSROOTS
REALTY GROUP

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**1204, 2371 Eversyde Avenue SW
Calgary, Alberta**

MLS # A2283206



\$259,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	704 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Garage Door Opener, Heated Garage, On Street, Owned,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		
Inclusions:	none		

A beautifully updated 2-bedroom condo offering exceptional value, complete with two parking stalls—one titled underground and one surface. Ideal for first-time buyers with multiple vehicles or investors seeking a turnkey opportunity. This inviting home features brand-new luxury vinyl plank flooring with new baseboards throughout, creating a seamless and modern aesthetic. The upgraded kitchen showcases newer stainless steel appliances, freshly installed cabinet doors, and contemporary laminate countertops. The entire unit has been professionally repainted, including the ceilings, giving it a crisp, refreshed feel. The spacious living room is filled with natural light thanks to large sliding doors that open onto a private, south-facing balcony equipped with a BBQ gas line. Surrounded by mature trees, this outdoor space offers a peaceful retreat—perfect for summer evenings and quiet relaxation. Both bedrooms are generously sized, with excellent closet space, including a walk-in closet in one of the rooms. A well-appointed 4-piece bathroom and the convenience of in-suite laundry complete the interior. Located within walking distance to an array of amenities—restaurants, shops, parks, schools, and public transit—this condo offers everyday convenience. Quick access to Stoney Trail and Fish Creek Park makes commuting and outdoor recreation effortless. A stylish, move-in-ready home in a prime location—this is an opportunity you won't want to miss.