



**GRASSROOTS**  
REALTY GROUP

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1322, 2371 Eversyde Avenue SW  
Calgary, Alberta

MLS # A2285636



**\$172,900**

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	399 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Elevator		

**Inclusions:** Window blinds.

This is the one! Bright, TOP - FLOOR living in the quiet Evergreen Pointe building &mdash; perfect for first-time buyers or smart investors! This one-bedroom / Den apartment-style condo features a cozy layout, in-suite laundry, and a large south-facing balcony that floods the space with natural light. No upstairs neighbours. Peace, privacy, and sunshine all in one! Condo fees are just \$210.38/month and include ALL utilities &mdash; even electricity (A rare find in apartment-style condos). Simple budgeting. SERIOUS VALUE!!! Includes assigned outdoor parking stall #67. Pets allowed with board approval (no dogs). Walk across the street to retail convenience with grocery store, pub, Tim Horton's, and Shoppers Drug Mart as well as many other options. Quick access to Stoney Trail makes commuting to the west or south side effortless. Affordable. Low-maintenance. Move-in ready!