



**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:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 210

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Heating:** Baseboard

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Mixed, Stone, Vinyl Siding

**Foundation:** -

**Features:** Elevator

**Inclusions:** Window blinds.

This is the one! Bright, TOP - FLOOR living in the quiet Evergreen Pointe building — 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 — 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!