



**1307, 2395 Eversyde Avenue SE  
Calgary, Alberta**

**MLS # A2295799**



**\$214,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	570 sq.ft.	<b>Age:</b>	2006 (20 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 307
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Low-maintenance living at its finest in Evergreen! This beautifully refreshed top-floor, west-facing unit offers a bright and spacious layout designed for comfort and functionality. Freshly painted, professionally cleaned, and with carpets just steam-cleaned, this home is truly move-in ready. Enjoy a large living room, a generous dining area, and a well-sized bedroom, complemented by a versatile den&mdash;perfect for a home office or additional living space. The unit also features in-suite laundry, a well-appointed main bath, and a huge private balcony ideal for soaking up the afternoon and evening sun. Condo fees are exceptionally affordable and include heat, water, and electricity, adding incredible value. Your parking stall is conveniently located near the front entrance for easy access. Situated in a prime Evergreen location, you&rsquo;re just minutes from an abundance of shopping, transit options, and the natural beauty of Fish Creek Park. Perfect for a young professional, first-time buyer, or investor!