



**1319, 2371 eversyde Avenue SW
Calgary, Alberta**

MLS # A2295849



\$171,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	391 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: na

Welcome to this beautifully maintained top-floor unit in the sought-after community of Evergreen, offering comfort, convenience, and exceptional value. Thoughtfully designed, the well-planned layout maximizes every inch of space, creating an open and inviting atmosphere. The bright living room flows seamlessly into the kitchen, making it perfect for both everyday living and entertaining. Step outside onto your spacious balcony, ideal for relaxing and enjoying peaceful outdoor moments. This home has been professionally painted, giving it a fresh, modern feel and making it completely move-in ready. It also features in-suite laundry, a generously sized bedroom with a full wall of closet space, and a well-appointed bathroom. Enjoy the added benefit of low condo fees that include heat, water, sewer, and electricity, making for truly stress-free living. Your convenient parking stall located right out front is a major bonus—especially during the winter months when remote start makes those cold mornings far more manageable. Ideally located close to shopping, amenities, Stoney Trail, and Fish Creek Park, this home offers the perfect balance of urban convenience and access to nature. The well-managed complex further enhances the lifestyle, providing peace of mind and pride of ownership. Don't miss your chance to own this exceptional top-floor unit in Evergreen.