



404, 2635 Eversyde Avenue SW
Calgary, Alberta

MLS # A2299697



\$224,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	430 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Shower Curtain

Wonderful place to call home or an exceptional investment opportunity! Sunny one bedroom suite with a quiet, East exposure overlooking the courtyard. Totally hands free, worry free, no hassle property ownership with on site management, maintenance & leasing. Sit back & let the monthly cheques roll in or move in and enjoy the wonderful carefree lifestyle. Seniors assisted living facility with a full resident dining room, library with internet access, beauty salon, bistro & a full compliment of scheduled daily activities with 24 hour nursing available. Call today to arrange an exclusive tour of this fabulous facility. Payouts to the owner for 2025 after all expenses except for property taxes, averaged \$1,238.40 monthly (\$14860.81 for the year and are expected to increase with the opening of Phase II). Please note the monthly rent is \$4,150