



GRASSROOTS
REALTY GROUP

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2105, 2371 Eversyde Avenue SW
Calgary, Alberta

MLS # A2302412



\$299,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: None

ALL Utilities Included | Ground Floor Unit | Underground Parking. Welcome to this ground-floor condo in the desirable community of Evergreen. This 2-bedroom, 2-bathroom unit offers a practical, open layout with good natural light and a private sliding door entrance to the main street, adding an extra level of convenience for day-to-day living. The bedrooms are positioned on opposite sides of the unit, creating a comfortable sense of separation. The primary bedroom includes its own ensuite, while the second bedroom and full bathroom work well for guests, a home office, or shared living. The main living area provides a functional space for both relaxing and entertaining. Located in a quiet, well-kept building with condo fees that include all utilities, this unit also comes with underground parking for added comfort throughout the year. You're close to shopping, restaurants, and everyday amenities, with transit nearby and quick access to Stoney Trail for an easy commute across the city. Fish Creek Park is just one exit away on Stoney, offering extensive walking and biking paths to enjoy.