



**415, 2635 Eversyde Avenue SW
Calgary, Alberta**

MLS # A2142848



\$229,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	430 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan		

Inclusions: Custom Shower Curtain

Wonderful place to call home or an exceptional investment opportunity! Sunny one bedroom suite with a west 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 2024 after all expenses except for property taxes, averaged \$1,480 monthly over the last 16 months.