



**1350, 2395 Eversyde Avenue SW  
Calgary, Alberta**

**MLS # A2182661**



**\$329,500**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	807 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Slate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 508

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Stone, Vinyl Siding, Wood Frame

**Zoning:** M-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Closet Organizers, Elevator, No Animal Home, No Smoking Home, Pantry, Vinyl Windows

**Inclusions:** N/A

Welcome to this exceptional quiet top-floor, corner-unit condo nestled in the heart of Evergreen, a highly sought-after community known for its excellent schools and bustling shopping district. With 807 square feet, this 2-bedroom, 1-bathroom property is the perfect opportunity for first-time homeowners or savvy investors. Step inside to discover a bright and spacious living area flooded with natural light, creating a warm and inviting atmosphere. The efficient layout features a modern kitchen with stunning downtown views from the kitchen. Unwind on the west-facing balcony, ideal for soaking up the afternoon sun. The building itself is clean and well-maintained, ensuring peace of mind and a pleasant environment. Benefit from the convenience of a titled parking spot in the underground, heated parkade. With quick access to all major routes and amenities, this condo combines comfort and practicality at an attractive price point. The condo fees are all - inclusive so no additional utility costs. Whether you're looking to invest or establish your first home, this condo offers everything you need and more. Schedule a viewing today and take the first step towards making this charming property yours!