



**1228, 2371 Eversyde Avenue SW
Calgary, Alberta**

MLS # A2186086



\$265,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	696 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 372
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: N/A

This nearly 700 sq ft condo in the highly desirable Evergreen community boasts a south-facing balcony, in-unit laundry, and a designated parking spot. Its prime location offers easy walking access to a variety of amenities, including a playground, shops, restaurants, and businesses. This condo is perfect for investors, first-time home buyers, or anyone looking for a more manageable space. With a bus stop conveniently located right across the street and quick access to Bridlewood Station, you may find that a vehicle is unnecessary. Condo fees cover heat, water, and electricity, and it's just a short drive to several schools and Fish Creek Provincial Park.