



**1330, 2371 Eversyde Avenue SW  
Calgary, Alberta**

**MLS # A2195207**



**\$295,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	752 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 395

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-1

**Foundation:** -

**Utilities:** -

**Features:** Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** Building Key Fobs (2)

This bright top-floor corner unit features an inviting open-concept layout, perfect for seamless entertaining in the kitchen, living room, and dining area. The sun-soaked, south-facing balcony offers a private retreat surrounded by mature trees and ample space for patio furniture. Inside, you'll find two spacious bedrooms, a 4-piece bathroom, and a laundry room/storage area. The condo has been painted, and the kitchen is outfitted with brand-new stainless steel appliances, including a dishwasher, fridge, and microwave hood fan. An assigned parking stall is included, and the low condo fees cover all utilities—water, heat, and electricity. Two pets are welcome with board approval, though dogs (owners or guests) are not permitted. Ideally located just a short walk from Starbucks, Shoppers Drug Mart, Fish Creek Park, schools, and various amenities, this condo also offers quick access to Stoney Trail—just a 2-minute drive for easy commuting into the city or out to the mountains.