

425, 2635 Eversyde Avenue SW  
 Calgary, Alberta

MLS # A2244436



**\$229,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Evergreen                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 456 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | None                               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Linoleum              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 500 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** Shower Curtain

Wonderful place to call home or an exceptional investment opportunity! Sunny top floor one bedroom unit with an east exposure overlooking the courtyard & close to the elevators. 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 & 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.