

**1202, 2395 Eversyde Avenue SW
Calgary, Alberta**

MLS # A2300516



\$259,990

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	806 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Well-maintained 2-bedroom, east-facing end-unit condo featuring recent repainting and updated flooring. The unit offers morning sunlight and includes additional north-facing windows that provide cross-ventilation. Located near shopping amenities across 162 Avenue, with schools approximately a 10-minute walk away. Convenient access to Stoney Trail supports efficient commuting. Quiet end-unit location within the building. A side entrance for the building provides added convenience for loading and unloading.