

**2211, 2371 Eversyde Avenue SW**  
**Calgary, Alberta**

**MLS # A2303377**



**\$304,999**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 536
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home		

**Inclusions:** Window Coverings

Welcome home! This bright and inviting 2-bedroom, 2-bathroom condo offers over 800 square feet of thoughtfully designed living space, where comfort and functionality come together effortlessly. As you step inside, you're welcomed by an open-concept main living area that creates a seamless flow—perfect for both everyday living and entertaining. The functional kitchen features convenient bar seating and connects effortlessly to the designated dining area and spacious living room, offering a layout that truly maximizes the space. Large windows fill the home with natural light, creating a warm and welcoming atmosphere throughout. The well-designed floor plan continues with two generously sized bedrooms. The primary suite includes a walk-through closet leading to a private 4-piece ensuite. The second bedroom is ideally positioned across from a recently updated 4-piece bathroom, making it perfect for guests, a home office, or shared living. In-suite laundry and smart storage solutions add to the overall convenience. Ideally located close to shopping, green space, walking paths, schools, and more, this home offers the perfect balance of comfort, functionality, and lifestyle. More than just a condo, this is a place to live, relax, and feel at home.