

**1309, 2395 Eversyde Avenue SW**  
**Calgary, Alberta**

**MLS # A2350600**



**\$212,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 571 sq.ft.                         | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 454 |
| <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>   | Open Floorplan, See Remarks     |                   |        |

**Inclusions:** NA

Top-floor, west-facing and designed for easy, low-maintenance living in Evergreen. Inside, you'll find a comfortable one-bedroom layout with a versatile den, ideal for a home office. In-suite laundry adds convenience, and a spacious balcony lets you enjoy the evening sun. A titled, heated underground parking stall keeps you and your vehicle out of the cold through Calgary winters. And to top it all off, all utilities are included in the condo fees. Just minutes from Fish Creek Park, shopping, restaurants and everyday amenities, with quick access to Stoney Trail connecting you to Costco, the rest of the city and an easy route west toward the mountains.