

1202, 2395 Eversyde Avenue SW
Calgary, Alberta

MLS # A2352900

\$249,900

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:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings		

Inclusions: n/a

1202-2395 Eversyde Ave SW. Nestled in a great location in Evergreen surrounded by schools, parks, walkways, & nature reserves. Evergreen is a quiet, family orientated community away from traffic & congestion. This well sized corner unit is immaculately maintained and updated with new paint, new floors throughout, & flooded with natural light thanks to two walls of windows. Condo fees include everything *even electricity! *, just bring your own internet. 2 generous bedrooms with oversized principal rooms allow for large living room sets and a full-size dining room. This unit benefits from incredible sunrises, enjoyed perfectly from the balcony. Heated underground parking. Located near all amenities, with great access to Stoney Trail as well as Fish Creek Park. Just minutes to all the shops, restaurants, & big box retailers of Shawnessy. A turn-key property at an incredibly affordable value in Evergreen.