



GRASSROOTS
REALTY GROUP

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1309, 2395 Eversyde Avenue SW
Calgary, Alberta

MLS # A2288111



\$214,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	569 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 436
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: N/A

Welcome to this bright and well-maintained top-floor condo in the desirable community of Evergreen. Featuring a functional open-concept layout, this 1-bedroom plus den unit offers a comfortable living space filled with natural light and beautiful west-facing exposure. The kitchen flows seamlessly into the dining and living areas, creating an inviting space for everyday living and entertaining. Highlights include laminate flooring, in-suite laundry, stainless steel appliances, a spacious balcony perfect for enjoying evening sunsets, and a titled heated underground parking stall for year-round convenience. The versatile den provides an ideal space for a home office, study area, or additional storage. The condo fees provide exceptional value and include electricity, heat, water, sewer, insurance, professional management, reserve fund contributions, and snow removal. Conveniently located close to shopping, restaurants, coffee shops, schools, public transit, and major roadways including Stoney Trail, this home offers excellent access to everything you need, with Costco just a short 7-minute drive away. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own in one of Calgary's most sought-after southwest communities.