



**2201, 230 Eversyde Boulevard SW  
Calgary, Alberta**

**MLS # A2306121**

**\$356,000**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,090 sq.ft.                       | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Off Street, Stall        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |   |
|--------------------|--|-------------------|---|
| <b>Heating:</b>    | Baseboard, In Floor  | <b>Water:</b>     | Drinking Water  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate   | <b>Sewer:</b>     | Sewer   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 527  |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed, Stucco, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | DC (pre 1P2007)                                       |
| <b>Foundation:</b> | Combination  | <b>Utilities:</b> | Cable Internet Access, Cable Connected, Electricity C |
| <b>Features:</b>   | Bidet, Bookcases, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Walk-In Closet(s), Wired for Data |                   |   |
| <b>Inclusions:</b> | N/A  |                   |   |

OPEN HOUSE this SATURDAY & Sunday, MAY 9th from 2 Pm to 5.00 Pm. May 10th from 11am to 2 Pm Rarely does a condo offer the scale, privacy, and prestige of this massive end-unit &ndash; one that defies every standard expectation &ndash; starting with a private entrance that delivers a true townhouse-style arrival. Step inside to find an architect-quality retreat where custom woodwork, a striking built-in entertainment wall, and a one-of-a-kind indoor treehouse give the home a memorable sense of character. The thoughtfully designed layout is engineered for effortless living. The kitchen is finished with quartz countertops and premium cabinetry. A dedicated in-suite laundry room with extra storage adds everyday practicality. Both bedrooms are generously sized and include walk-in closets, while the primary bedroom features its own private ensuite, complemented by a second full 4-piece bathroom for guests or family. Comfort and convenience continue throughout with dual-zone in-floor heating, two covered balconies for morning coffee or evening relaxation, and two titled parking stalls located directly outside your door &ndash; allowing you to remote-start your vehicle from the comfort of your couch on a cold Calgary morning. Set in the heart of Evergreen, this home is within walking distance of Shoppers Drug Mart (open until midnight), Sobeys, restaurants, shops, and other amenities. Commuting is simple with quick access to 162nd Avenue, Stoney Trail, and multiple direct bus routes to the CTrain network. With condo fees that include heat, water, and snow clearing, this is a rare opportunity to enjoy the comfort of low-maintenance condo living. Upgrade your lifestyle; welcome to the best-kept secret in Evergreen.