



GRASSROOTS
REALTY GROUP

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2105, 2371 Eversyde Avenue SW
Calgary, Alberta

MLS # A2316994



\$274,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		
Inclusions:	None		

Discover this ground-floor condo in the sought-after community of Evergreen. This 2-bedroom, 2-bathroom home features a functional, open-concept layout filled with natural light, plus a private sliding door entrance from the main street for effortless everyday access. The split-bedroom design places both rooms on opposite ends of the unit, offering great privacy. The primary suite includes its own ensuite bathroom, while the second bedroom and full bath are ideal for guests, a home office, or roommates. The main living space is well-suited for both everyday relaxing and hosting. Set in a quiet, well-maintained building, this unit includes underground parking for year-round convenience, and condo fees cover all utilities. You'll enjoy easy access to shopping, dining, and everyday essentials, with nearby transit and quick connections to Stoney Trail for a smooth commute anywhere in the city. Fish Creek Park is just one exit away, offering miles of scenic walking and biking trails.