



GRASSROOTS
REALTY GROUP

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2520 Eversyde Avenue SW
Calgary, Alberta

MLS # A2327286



\$449,500

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,105 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	2 planter boxes in yard, floating shelves in LR & Master bedroom,		

Looking for an affordable 3-bedroom, 1.5-bathroom home with a double detached garage, an enclosed backyard, and the benefits of low-maintenance condo living? This could be the one. This well-managed condominium offers peace of mind by taking care of exterior maintenance, including landscaping and snow removal, along with many of the major exterior components. Recent updates completed by the condo corporation include roofing (2021/2022). But they also take care of the siding, eaves & downspouts, exterior doors, windows, fencing, concrete work, and more, helping reduce many of the larger ownership responsibilities. Conveniently located with quick access to 162 Avenue and Stoney Trail, commuting is easy, while nearby shopping, schools, playgrounds, arenas, and pathways provide everything you need close to home. Inside, the main floor features a flexible open-concept layout that can be arranged to suit your lifestyle. Create a dining area beside the built-in buffet, or extend the living room to incorporate the built-in credenza for additional storage and functionality. The kitchen island offers extra prep space and seating, making it a great gathering spot for family and friends. The main level also provides a half bathroom upon entry from your yard. The unfinished basement provides plenty of potential to customize the space to meet your needs. Whether you're envisioning a spacious recreation room or planning for an additional bedroom and bathroom (subject to approvals), you'll have the flexibility to make it your own. If you're looking for comfortable living with less exterior maintenance and room to add your personal touch, this home is well worth a look.