



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2337 Eversyde Avenue SW
Calgary, Alberta

MLS # A2333008



\$375,000

Division:	Evergreen		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,204 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	Water Dispenser
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End Unit. From the moment you step inside, you'll feel right at home. Warm, inviting, and well cared for, this 2 storey home is a great opportunity for first-time buyers, down-sizers, or anyone looking for comfortable everyday living. The bright main floor features an open-concept kitchen and living area, where the sunny south-facing exposure fills the space with natural light. Step outside to your semi-private patio, an ideal spot to relax or entertain family and friends. A convenient 2-piece guest bathroom and direct access to the single attached garage complete the main level. Upstairs, you'll find 2 spacious bedrooms, a 4-piece bathroom, and brand-new carpet. Recent improvements include fresh paint throughout, a new washer, a brand-new microwave, a new garage door opener, and the included water dispenser. Situated on a quiet street in the desirable community of Evergreen, you'll enjoy being close to schools, parks, walking distance to shopping, and restaurants. With easy access to Stoney Trail, nearby bus routes, and the CTrain Station, commuting throughout the city is simple and convenient!