



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2320, 2371 Eversyde Avenue SW
Calgary, Alberta

MLS # A2333026



\$280,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	On Street, Parkade, Parking Lot, See Remarks		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 548
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: N/A

Welcome to Evergreen – in a city that’s always moving, finding a home that slows things down is the ultimate reset. This beautiful TOP FLOOR home offers 845 sq ft of comfortable, well-designed living space with 2 bedrooms, 1 bathroom, and a bright west exposure that brings plenty of natural light into the home. The open living area is anchored by a cozy corner gas fireplace, while the private west-facing balcony extends the living space outdoors – an ideal spot to unwind and enjoy the evening sun. Inside, updated LVP flooring creates a clean, cohesive feel throughout the main living areas, complemented by stainless steel appliances in the kitchen. The functional layout offers comfortable living and dining spaces, two well-sized bedrooms, and the convenience of in-suite laundry. One of the features that truly sets this condo apart is found downstairs. In addition to a secure underground parking stall, this unit includes an exceptionally rare 8' x 14' private storage room located in the parkade adjacent to parking stall. Comparable in size to an additional bedroom, this is far beyond the typical storage cage – offering incredible space for bikes, seasonal gear, sporting equipment, tires, holiday décor, or simply everything you want nearby without taking up valuable space inside your home. It’s a standout feature that is not commonly available to other units in the building. The well-maintained building shows pride of ownership throughout, with a healthy reserve fund and plenty of visitor parking for guests. Condo fees include all utilities, making monthly expenses simple and predictable and everyday budgeting that much easier. Ideally situated in the heart of Evergreen, you’re minutes from Fish Creek Provincial Park, nearby schools, shopping, restaurants, transit, and pathways, with convenient access to Stoney

Trail and the rest of the city. Whether you're a first-time buyer, downsizer, or simply looking for low-maintenance living without sacrificing storage, this top floor home offers a combination of space, convenience, and location that is hard to find in condo living.