

1226, 2395 Eversyde Avenue SW  
Calgary, Alberta

MLS # A2227853



**\$304,800**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	919 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 651
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to this well maintained 2 bedroom, 2 full bathroom condo located in the community of Evergreen. With over 900 sq.ft. of open-concept living space, this unit offers great value and an unbeatable location with easy access to Stoney Trail for quick commuting around the city. The bold, custom art deco-inspired kitchen features red cabinets, stainless steel appliances, and a stylish backsplash, perfect for cooking and entertaining. The large living and dining areas are complemented by updated laminate flooring, adding warmth and modern appeal throughout. The primary bedroom includes a walk-through closet and a full ensuite, while the second bedroom is generously sized and privately located on the opposite side of the unit, ideal for roommates or guests. Enjoy year-round grilling on the covered balcony. Additional features include, In-suite laundry with stacking washer/dryer and built-in storage cabinets, secure, titled underground heated parking stall, elevator access, upgraded lighting and faucets, Located steps from shopping, dining, parks, and public transit and schools. Condo fees include electricity, heat, water, and sewage, offering stress-free homeownership. This is an excellent opportunity for first-time buyers, down-sizers, or investors.