

1125, 2395 Eversyde Avenue SW  
Calgary, Alberta

MLS # A2156370



**\$245,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 703 sq.ft.                         | <b>Age:</b>   | 2006 (18 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Landscaped, Treed                  |               |                   |

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 530

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-1

**Foundation:** -

**Utilities:** -

**Features:** Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows

**Inclusions:** Patio Window Covering, Bedroom Blinds, Ceiling Fan on Floor in the Office will be replacing the white ceiling fan in the bedroom prior to possession.

Discover this exceptional ground-floor condo in the highly sought-after Evergreen community of Calgary, Alberta. Offering the perfect blend of space and convenience, this 1-bedroom, 1-bathroom unit features a versatile den, ideal for a home office, guest room, or both. With square footage comparable to many 2-bedroom units, you'll enjoy ample room to live and entertain. The open-concept kitchen and living area provide a welcoming atmosphere, perfect for hosting friends or relaxing after a long day. Step outside to your private patio, where you can unwind without the intrusion of neighboring views. This unit comes with the added benefit of titled underground heated parking, ensuring your vehicle is protected year-round. Plus, there's a large storage unit (approximately 6'7" x 8'6" or 56 square feet) for all your belongings. Enjoy the convenience of in-suite laundry and plenty of closet and storage space throughout the home. Located close to all the amenities you need, this condo is a fantastic opportunity to live in a vibrant community with everything at your fingertips. Don't miss out on making this spacious, well-appointed unit your new home!