

1228, 2371 Eversyde Avenue SW  
Calgary, Alberta

MLS # A2166576



**\$275,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	696 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Ceramic Tile, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** Ceiling Fan(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 370

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

This nearly 700 sq ft condo in the highly desirable Evergreen community boasts a south-facing balcony, in-unit laundry, and a designated parking spot. Its prime location offers easy walking access to a variety of amenities, including a playground, shops, restaurants, and businesses. This condo is perfect for investors, first-time homebuyers, or anyone looking for a more manageable space. With a bus stop conveniently located right across the street and quick access to Bridlewood Station, you may find that a vehicle is unnecessary. Condo fees cover heat, water, and electricity, and it's just a short drive to several schools and Fish Creek Provincial Park.