

2202, 2371 Eversyde Avenue SW
Calgary, Alberta

MLS # A2201422



\$308,800

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	992 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 606

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

A rare find! Second floor, choice corner end unit with an oversized SW exposure balcony. Wonderful open plan with over 990 sqft of living area! Huge living room and dining area are both open to the kitchen, great for family gatherings and entertaining. Two large living room windows and a glass sliding doors to the balcony bring in an abundance of light. The kitchen has an oversized, 4-stool breakfast bar, lots of countertop space, plenty of cupboards and pull-out drawers, well cared for appliances with a newer dishwasher. Being an end unit, there is the additional west exposure window brightening up the kitchen. The two bedrooms are on separate sides of the condo and there are two 4 piece bathrooms. In-unit laundry (newer washer) and additional in-unit storage. Another bonus is the titled underground parking stall #33 plus an above ground, assigned parking stall #101. Excellent location in Evergreen, close to schools, shopping and transit; great access to Stoney Trail (3 minutes to Costco). Vacant, immediate possession. Condo fees include ALL utilities! Additional bike storage is available to rent. Great home! Great value!!