

# \$308,800 - 1321, 2395 Eversyde Avenue Sw, Calgary

MLS® #A2189645

**\$308,800**

2 Bedroom, 2.00 Bathroom, 752 sqft

Residential on 0.00 Acres

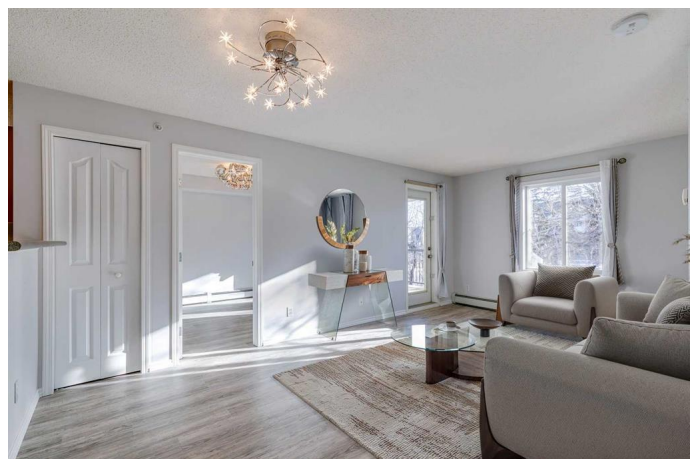
Evergreen, Calgary, Alberta

One of the best units in the complex which includes TITLED parking and backs onto a green space. Soon the leaves will come out giving additional privacy where you can enjoy nature from your south facing covered balcony. This 2 bedroom, 2 bathroom unit will not disappoint. Upgraded appliances, vinyl plank flooring, lighting and a fresh coat of paint makes this property show like new. Highlights include a primary bedroom with a walk through closet, 4 piece ensuite and access to your south facing balcony. In unit LAUNDRY and a separate OFFICE space are added bonuses. Condo fees include heat, electricity, water and sewer!!! Located in close proximity to numerous shops, restaurants, grocery and easy access to Stoney Trail (Ring Road) top things off. Book your showing today.

Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2189645    |
| Price          | \$308,800   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 752         |
| Acres          | 0.00        |
| Year Built     | 2006        |
| Type           | Residential |



|          |           |
|----------|-----------|
| Sub-Type | Apartment |
| Style    | Apartment |
| Status   | Active    |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1321, 2395 Eversyde Avenue Sw |
| Subdivision | Evergreen                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Y0B4                        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Visitor Parking, Playground, Secured Parking, Snow Removal |
| Parking Spaces | 1   |
| Parking        | Underground, Parkade, Titled  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Range |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 3   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 69                 |
| Zoning         | M-1                |
| HOA Fees       | 105                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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