

# **\$250,000 - 1145, 2395 Eversyde Avenue Sw, Calgary**

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MLS® #A2203885

**\$250,000**

1 Bedroom, 1.00 Bathroom, 569 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Welcome to your bright east facing main floor condo with a walk out patio! A rare feature that makes this unit really stand out.

The open entryway leads to your quality kitchen. Enjoy upgraded quartz counter tops and a timeless backsplash. The updated, well-designed cabinets have plenty of storage. The dishwasher and double sink make this a highly functional space, great for meal prep or hosting.

This perfectly laid out condo is designed to keep your living space separate from your more personal bedroom and den spaces. Convenient in-suite laundry is tucked into a closet in this area.

The 4-piece bath has updated tile flooring, and a new vanity with great storage and a quartz counter top. The hallway linen closet provides additional storage, a great feature in condo living!

The den area is a highlight of this condo, really allowing for flexibility in how you use your space - host guests, enjoy your hobbies, or work from home.

Your cozy living room has plenty of room to relax, and you can enjoy your extended outdoor living space from here.

Beautifully updated engineered hardwood



throughout is a great upgrade. Your condo fees in this building include heat, electricity, and water which simplifies your budget with no added utility costs. A conveniently located assigned outdoor parking spot is another great perk of this condo.

A 20-minute commute to downtown, and close proximity to Stoney Trail make Evergreen a great place to be! Enjoy everything the vibrant community of Evergreen has to offer, quick access to Fish Creek Park, local shopping, and excellent schools.

The thoughtful layout of this 1 bedroom, plus den condo, paired with the bright east facing sunrise make it a peaceful spot to call home. This is a great buy for first time home buyers looking to break into the market at a reasonable price, or a great investment to add to your rental portfolio.

Built in 2006

### **Essential Information**

MLS® #	A2203885
Price	\$250,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	569
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1145, 2395 Eversyde Avenue Sw
Subdivision	Evergreen

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0B5

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

### Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	None
Construction	Concrete, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	March 20th, 2025
Days on Market	27
Zoning	M-1
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bravo Realty
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