



THE
A-TEAM

**RE/MAX
FIRST**

2635 EVERSIDE Avenue #415, Calgary T2Y 5G9

MLS® #: **A2142848** Area: **Evergreen** Listing Date: **06/21/24** List Price: **\$229,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **None**

Finished Floor Area

Abv Sqft: **429**
 Low Sqft:
 Ttl Sqft: **429**

DOM

87
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Stone,Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Microwave,Window Coverings**
 Int Feat: **Built-in Features,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`4" x 9`0"	3pc Bathroom	Main	
Living Room	Main	13`5" x 9`8"	Kitchen	Main	9`8" x 4`9"

Legal/Tax/Financial

Condo Fee: **\$466** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: **1611562**

Remarks

Pub Rmks: **Wonderful place to call home or an exceptional investment opportunity! Sunny one bedroom suite with a west exposure overlooking the courtyard. Totally hands free, worry free, no hassle property ownership with on site management, maintenance & leasing. Sit back & let the monthly cheques roll in or move in and enjoy the wonderful carefree lifestyle. Seniors assisted living facility with a full resident dining room, library with internet access, beauty salon, bistro & a full compliment of scheduled daily activities with 24 hour nursing available. Call today to arrange an exclusive tour of this fabulous facility. Payouts to the owner for 2024 after all expenses except for property taxes, averaged \$1,480 monthly over the last 16 months.**

Inclusions: **Custom Shower Curtain**
Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123