



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2371 EVERSYPDE Avenue #2318, Calgary T2Y 5B8**

MLS®#: **A2170804**

Area: **Evergreen**

Listing Date: **10/08/24**

List Price: **\$225,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **528**  
Low Sqft:  
Ttl Sqft: **528**

DOM

**44**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame**  
Flooring: **Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 10`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 6`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 9`9"</b>	<b>Entrance</b>	<b>Main</b>	<b>4`3" x 11`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`3" x 4`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`9" x 12`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$408**

Title:  
**Fee Simple**

Zoning:  
**M-1**

Fee Freq:  
**Monthly**

Legal Desc: **0513033**

Remarks

Pub Rmks: **Welcome to this cute and cozy 1 bedroom/1 bathroom unit in a prime location in Evergreen! This top floor unit is priced well and ready for a new owner! Corner kitchen includes newer stainless steel appliances, tiled backsplash, tiled flooring and a good amount of cabinet space! The dining area adjacent to the kitchen has ample space for your table and chairs and the living room is flooded with natural sunlight and has access to the South facing balcony and it also has a gas line for your BBQ and enough space for your outdoor furniture! The bedroom has direct access to the full sized laundry room and there is also a full bathroom! Other features you will love are the separate storage locker and the heated, underground titled parking stall! Come and have a look at this one before it's gone!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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







