



THE
A-TEAM

**RE/MAX
FIRST**

2395 EVERSYPDE Avenue #1232, Calgary T2Y0B5

MLS®#: **A2177042**

Area: **Evergreen**

Listing Date: **11/02/24**

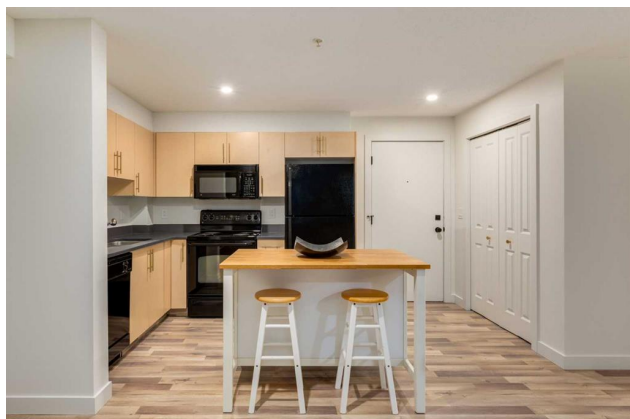
List Price: **\$314,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **729**
Low Sqft:
Ttl Sqft: **729**

Underground

DOM

49

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony,Lighting**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Window Coverings**
Int Feat: **Elevator,Kitchen Island,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Living Room	Main	11`1" x 10`3"
Dining Room	Main	11`1" x 5`8"	Kitchen	Main	9`0" x 7`9"
Office	Main	8`9" x 7`11"	Bedroom	Main	10`4" x 8`5"
Bedroom	Main	9`11" x 8`5"			

Legal/Tax/Financial

Condo Fee:
\$543

Title:
Fee Simple

Zoning:
M-1

Legal Desc: 0612894

Fee Freq:
Monthly

Remarks

Pub Rmks: **This renovated unit is boasting fresh paint and flooring, ready for you to call it home! With over 700 square feet of well-designed living space, this home features an open floorplan that enhances the flow between the living area, kitchen, and dining space. The kitchen includes a stylish island, perfect for casual meals or entertaining. Enjoy the added benefit of a private balcony, ideal for relaxing outdoors or enjoying your own garden in the summer. The apartment includes two bedrooms and a versatile office/flex space, along with a full four-piece bathroom. Practical amenities include in-unit washer/dryer and a titled underground parking spot. With all utilities covered by condo fees, this home is both practical and economical. Located just a 20-minute drive from downtown and moments away from Stoney Trail SW, Macleod Trail and various other amenities, this apartment is also just across the street from shopping and excellent schools.**

Inclusions: N/A
Property Listed By: eXp Realty

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





