



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2395 EVERSIDE Avenue #1350, Calgary t2y0b5**

MLS® #: **A2182661**      Area: **Evergreen**      Listing Date: **12/07/24**      List Price: **\$329,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **807**  
 Low Sqft:  
 Ttl Sqft: **807**

DOM

**14**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Slate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**  
 Int Feat: **Closet Organizers,Elevator,No Animal Home,No Smoking Home,Pantry,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 10`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 7`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`4" x 10`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`0" x 4`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`4" x 4`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 10`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`11" x 8`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 7`2"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$508

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 0612894

Remarks

Pub Rmks: **Welcome to this exceptional top-floor, corner-unit condo nestled in the heart of Evergreen, a highly sought-after community known for its excellent schools and bustling shopping district. With 807 square feet, this 2-bedroom, 1-bathroom property is the perfect opportunity for first-time homeowners or savvy investors. Step inside to discover a bright and spacious living area flooded with natural light, creating a warm and inviting atmosphere. The efficient layout features a modern kitchen with stunning downtown views from the kitchen. Unwind on the west-facing balcony, ideal for soaking up the afternoon sun. The building itself is clean and well-maintained, ensuring peace of mind and a pleasant environment. Benefit from the convenience of a titled parking spot in the underground, heated parkade. With quick access to all major routes and amenities, this condo combines comfort and practicality at an attractive price point. The condo fees are all - inclusive so no additional utility costs. Whether you're looking to invest or establish your first home, this condo offers everything you need and more. Schedule a viewing today and take the first step towards making this charming property yours!**

Inclusions: N/A  
Property Listed By: eXp Realty

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















