



THE
A-TEAM

**RE/MAX
FIRST**

2371 EVERSIDE Avenue #1228, Calgary T2Y5B7

MLS® #: **A2186086**

Area: **Evergreen**

Listing Date: **01/12/25**

List Price: **\$275,000**

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: **Stall**

Finished Floor Area

Abv Sqft: **695**

Low Sqft:

Ttl Sqft: **695**

DOM

10

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer: **BBQ gas line**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer**

Int Feat: **Ceiling Fan(s), Walk-In Closet(s)**

Utilities:

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile, Linoleum**
Water Source:
Fnd/Bsmt:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$372**

Title: **Fee Simple**

Zoning: **M-1**

Legal Desc: 0510224

Fee Freq:
Monthly

Remarks

Pub Rmks: **This nearly 700 sq ft condo in the highly desirable Evergreen community boasts a south-facing balcony, in-unit laundry, and a designated parking spot. Its prime location offers easy walking access to a variety of amenities, including a playground, shops, restaurants, and businesses. This condo is perfect for investors, first-time homebuyers, or anyone looking for a more manageable space. With a bus stop conveniently located right across the street and quick access to Bridlewood Station, you may find that a vehicle is unnecessary. Condo fees cover heat, water, and electricity, and it's just a short drive to several schools and Fish Creek Provincial Park.**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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







