



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2395 EVERSYPDE Avenue #1232, Calgary T2Y0B5**

MLS®#: **A2187587**      Area: **Evergreen**      Listing Date: **01/15/25**      List Price: **\$309,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      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:

**Underground**

Finished Floor Area

Abv Sqft: **729**  
 Low Sqft:  
 Ttl Sqft: **729**

DOM

**7**

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
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`1" x 10`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 5`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 7`9"</b>
<b>Office</b>	<b>Main</b>	<b>8`9" x 7`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 8`5"</b>			

Legal/Tax/Financial

Condo Fee: **\$543**      Title: **Fee Simple**      Zoning: **M-1**

Fee Freq:  
**Monthly**

Legal Desc: **0612894**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY JANUARY 19TH 2:00PM-4:00PM. This renovated unit is boasting fresh paint and flooring, ready for you to make it your 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**





