



THE
A-TEAM

**RE/MAX
FIRST**

2371 EVERSIDE Avenue #1127, Calgary T2Y 5B7

MLS® #: **A2199930**

Area: **Evergreen**

Listing Date: **03/06/25**

List Price: **\$269,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 26-Mar**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **692**

Low Sqft:

Ttl Sqft: **692**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

30

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Lighting**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Laminate, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**

Int Feat: **Closet Organizers, Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee:
\$370

Title:
Fee Simple

Zoning:
M-1

Fee Freq:

Monthly

Legal Desc: **0510224**

Remarks

Pub Rmks: **Welcome to this inviting main floor condo offering almost 700 sq ft of comfortable living space in the sought-after community of Evergreen. This bright and well-maintained 2 bedroom, 1 bathroom unit is perfect for first-time buyers, investors, or downsizers looking for convenient, low-maintenance living. The open-concept floor plan features a functional kitchen with ample cabinetry and a spacious living room with large windows bringing in plenty of natural light. With direct access to your private main floor patio, enjoy your morning coffee or evening unwind with ease. This unit also comes with one outdoor parking stall, just steps from your door, perfect for added convenience. Located in the heart of Evergreen, you'll love the easy access to schools, shopping, parks, Stoney Trail, pathways, and public transit. Whether you're looking to settle into a vibrant community or add a solid rental property to your portfolio, this condo offers fantastic value.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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





