



THE
A-TEAM

**RE/MAX
FIRST**

2395 EVERSIDE Avenue #1145, Calgary T2Y 0B5

MLS® #: **A2203885**

Area: **Evergreen**

Listing Date: **03/20/25**

List Price: **\$250,000**

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: **569**
Low Sqft:
Ttl Sqft: **569**

DOM

16
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Assigned,Off Street,Stall

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$349**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-1**

Legal Desc: **0612894**

Remarks

Pub Rmks:

Welcome to your bright east facing main floor condo with a walk out patio! A rare feature that makes this unit really stand out. The open entryway leads to your quality kitchen. Enjoy upgraded quartz counter tops and a timeless backsplash. The updated, well-designed cabinets have plenty of storage. The dishwasher and double sink make this a highly functional space, great for meal prep or hosting. This perfectly laid out condo is designed to keep your living space separate from your more personal bedroom and den spaces. Convenient in-suite laundry is tucked into a closet in this area. The 4-piece bath has updated tile flooring, and a new vanity with great storage and a quartz counter top. The hallway linen closet provides additional storage, a great feature in condo living! The den area is a highlight of this condo, really allowing for flexibility in how you use your space - host guests, enjoy your hobbies, or work from home. Your cozy living room has plenty of room to relax, and you can enjoy your extended outdoor living space from here. Beautifully updated engineered hardwood throughout is a great upgrade. Your condo fees in this building include heat, electricity, and water which simplifies your budget with no added utility costs. A conveniently located assigned outdoor parking spot is another great perk of this condo. A 20-minute commute to downtown, and close proximity to Stoney Trail make Evergreen a great place to be! Enjoy everything the vibrant community of Evergreen has to offer, quick access to Fish Creek Park, local shopping, and excellent schools. The thoughtful layout of this 1 bedroom, plus den condo, paired with the bright east facing sunrise make it a peaceful spot to call home. This is a great buy for first time home buyers looking to break into the market at a reasonable price, or a great investment to add to your rental portfolio.

Inclusions:

Living area TV wall mount, White entry shoe storage unit, Window coverings, light fixtures.

Property Listed By:

Century 21 Bravo Realty

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

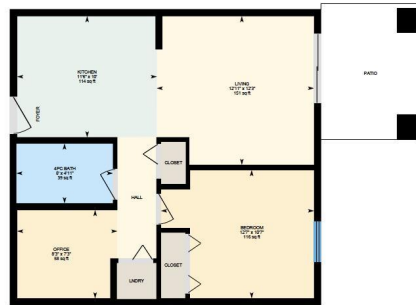






1145-2395 Eversyde Ave SW, Calgary, AB

Main Floor Interior Area 559.23 sq ft



0 3 6 ft

PREPARED: 2025/03/19

While plans are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

