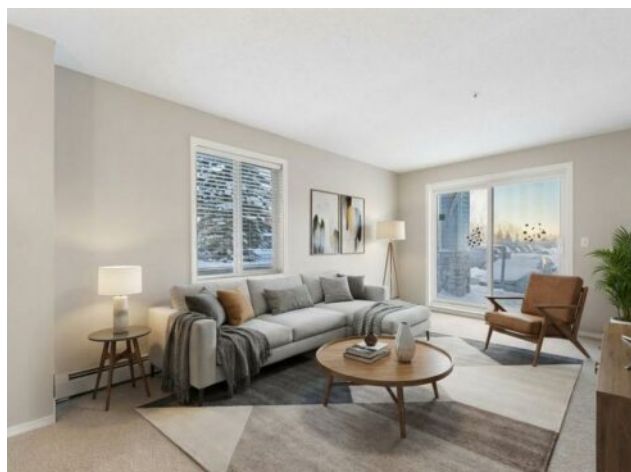


**1102, 2395 Eversyde Avenue SW  
Calgary, Alberta****MLS # A2273117****\$244,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	768 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** n/a

Here's your chance to own a bright and spacious 2-bedroom ground-floor corner unit in the desirable community of Evergreen. This home offers incredible value and is now freshly painted throughout, with updated cabinetry for a clean, modern look, making it fully move-in ready. You'll love the open layout, the abundance of natural light from extra windows, and the convenience of titled underground parking and in-suite laundry. Plus, all utilities are included in the condo fees. Whether you're a first-time buyer looking to build equity, an investor searching for a solid property, or someone wanting to downsize into a ground-floor home with easy access, this is a fantastic opportunity. Vacant and ready for quick possession—come see the updates and make it yours.