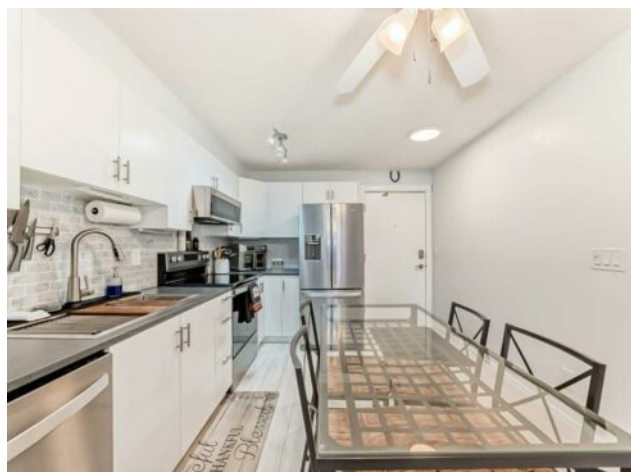


**1246, 2395 Eversyde Avenue SW
Calgary, Alberta**

MLS # A2280519



\$225,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	569 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 350
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: Metal shelving in den

Welcome to this beautifully renovated 1 bedroom plus den unit in the desirable community of Evergreen. Bright and inviting this home is filled with natural light and finished in clean, neutral colours throughout. The spacious living room features patio doors that open to a sunny west-facing balcony, perfect for relaxing in the evening with a beverage as the sun goes down. The large open kitchen has plenty of space for a dining table or even a future kitchen island, and is equipped with newer, modern stainless steel appliances, an upgraded 3-rack dishwasher, and built-in cupboard organizers for excellent storage and functionality. The showhome-like bathroom is finished with luxurious marble tile, a dimmable anti-fog mirror, and contemporary fixtures. The generous den provides flexible space for a home office, guest area, or additional storage. This unit is clean, bright, and truly move-in ready with very flexible possession available. The parking stall is conveniently located near the front door, with ample additional street parking available. Ideally located, this home is walkable to everyday shopping, cafes and restaurants nearby, offers easy access to the ring road, and is just a short walk to Fish Creek Park. An excellent opportunity to own a stylish, well-located home in a smaller, more intimate building with 2 elevators. Just move right in!