

2218, 2371 EVERSYPDE Avenue SW  
Calgary, Alberta

MLS # A2160554



## \$229,900

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	532 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, On Street, Parkade, Stall, Titled, Under		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 408
<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>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Ceiling Fan(s), Soaking Tub, Track Lighting		

**Inclusions:** 1 Ceiling Fan, TV Bracket in the bedroom, Venetian Blinds

WELCOME to this AFFORDABLE 532 Sq Ft APARTMENT in the EVERGREEN PLACE BUILDING that has a 16'x7' TITLED PARKING STALL in a HEATED UNDERGROUND PARKADE, Visitor Parking Outside, + a 13'x8' BALCONY in the COMMUNITY of EVERGREEN!!! You ABSOLUTELY CAN get into the MARKET, + have LOW CONDO FEES (incl/HEAT, WATER, ELECTRICITY, SEWER, + TRASH)!!! Also, this could be a PROFITABLE INVESTMENT OPPORTUNITY as a RENTAL PROPERTY!!! A BRIGHT, + INVITING Foyer, Laminate flooring, + a closet. The Kitchen has WHITE Cabinetry, SS Appliances, Black Tiled Backsplash, + Tiled Flooring. We move through to the 17'x15' Living, + Dining area that is GREAT for ENTERTAINING w/FAMILY, + FRIENDS, + Access to the Balcony where you can have your morning coffee, the BBQ set up, or sit outside ENJOYING the Sunset. The SPACIOUS Bedroom has a window looking out the Balcony, an IN-SUITE Laundry Room w/Stacked Washer, + Dryer, incl/STORAGE. The 4 pc Bathroom has a Soaker Tub to RELAX in, which is perfect after a long day. This HOME has NATURAL LIGHT throughout w/GOOD-SIZED WINDOWS. Enjoy the FRIENDLY NEIGHBOURHOOD offers, with NEARBY SHOPPING, SCHOOLS, DINING, + ENTERTAINMENT OPTIONS. Calgary Evergreen Community Association has MANY EVENTS, + PROGRAMS for any age, + This Excellent Location has EASY ACCESS TO STONEY TRAIL, Shawnessy LRT Station, FISH CREEK PARK + DOWNTOWN which has BEAUTIFUL Parks/Pathways. This Charming unit is a "MUST SEE" as it is VALUE for the \$\$\$\$. Book TODAY to INVEST in an OPPORTUNITY to call it your own!!!