

# \$265,000 - 1331, 2395 Eversyde Avenue Sw, Calgary

MLS® #A2219201

**\$265,000**

2 Bedroom, 1.00 Bathroom, 742 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Welcome to this bright and clean 2 bedroom plus den condo located in the desirable community of Evergreen. This well-laid-out unit features brand new flooring and fresh paint throughout, giving it a crisp, refreshed feel. The south-facing balcony overlooks a green space, offering more privacy. The functional layout includes a comfortable living area, a versatile den—perfect for a home office or extra storage—and convenient in-suite laundry. The unit comes with one titled underground parking stall. Situated in a well-maintained building, you're close to schools, parks, shopping, and have quick access to the ring road. Condo fees include heat, electricity, water and sewer.

Built in 2006

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2219201          |
| Price          | \$265,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 742               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1331, 2395 Eversyde Avenue Sw |
| Subdivision | Evergreen                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Y 0B4                       |

## Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking, Elevator(s), Secured Parking |
| Parking Spaces | 1                                                           |
| Parking        | Underground                                                 |
| # of Garages   | 1                                                           |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                 |
| Cooling           | None                                                                      |
| # of Stories      | 3                                                                         |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 143            |
| Zoning         | M-1            |
| HOA Fees       | 105            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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