



**DJ Golden**  
**REAL ESTATE**

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**1331, 2395 Eversyde Avenue SW**  
**Calgary, Alberta**

**MLS # A2219201**



**\$279,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	742 sq.ft.	<b>Age:</b>	2006 (19 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>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 544
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

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.