

**1115, 2395 Eversyde Avenue SW**  
**Calgary, Alberta**

**MLS # A2232694**



**\$279,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	813 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 584
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to life in Evergreen—one of Calgary’s most sought-after, family-oriented communities known for its welcoming atmosphere, nearby schools, convenient amenities, and easy access to major roadways and public transit. Located on the west end of the city, it’s also just a 45-minute drive to the mountains—ideal for weekend getaways and nature lovers. This ground-level condo features a rare and spacious floorplan with a massive primary bedroom, a well-sized second bedroom, and a full 4-piece bathroom. The open-concept kitchen, living, and dining areas offer great flow for entertaining and everyday living. Step outside to your exceptionally PRIVATE PATIO, surrounded by mature trees and well-maintained green space. It’s a quiet, natural retreat right at your doorstep. Additional highlights include SECURE UNDERGROUND PARKING, making winters easier, and added value for both homeowners and renters alike. Whether you’re a first-time home buyer looking to step into ownership or an investor seeking a low-maintenance, well-located property—this one checks all the boxes. Don’t miss your chance to own a rare gem in Evergreen!