



DJ Golden
REAL ESTATE

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1102, 2395 Eversyde Avenue SW
Calgary, Alberta

MLS # A2252521



\$259,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	768 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 557
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: N/A

Investor Alert! Exceptional value in this 2-bedroom ground-floor, corner end unit located in the highly sought-after community of Evergreen. This condo is a blank canvas ready for your updates and cosmetic renovations—perfect for investors, flippers, or first-time buyers looking to add value. Features include titled underground parking, in-suite laundry, and plenty of natural light from the extra windows that make the unit bright and inviting. Condo fees conveniently include all utilities (heat, water, electricity, etc.), offering great peace of mind and affordability. Close to schools, shopping, transit, and all amenities. Vacant and available for quick possession. Don't miss this opportunity to build equity in a great location!