



## 2371 EVERSIDE Avenue Calgary Alberta

\$229,900

WELCOME to this AFFORDABLE 532 Sq Ft APARTMENT in the EVERGREEN PLACE BUILDING that has a 16'9" X 7'10" TITLED PARKING STALL in a HEATED UNDERGROUND PARKADE, Visitor Parking Outside, + a 13'5" X 8'3" 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 17'3" X 15'7" 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!!! (id:6769)

Living room 17.25 Ft x 15.58 Ft

Kitchen 13.33 Ft x 9.42 Ft

Primary Bedroom 12.25 Ft x 8.75 Ft

Foyer 7.58 Ft x 3.75 Ft

Laundry room 7.25 Ft x 7.25 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Other 13.42 Ft x 8.25 Ft

Other 16.75 Ft x 7.83 Ft

Listing Presented By:



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