

# \$304,800 - 1226, 2395 Eversyde Avenue Sw, Calgary

MLS® #A2222583

**\$304,800**

2 Bedroom, 2.00 Bathroom, 919 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Welcome to this well maintained 2 bedroom, 2 full bathroom condo located in the community of Evergreen. With over 900 sq.ft. of open-concept living space, this unit offers great value and an unbeatable location with easy access to Stoney Trail for quick commuting around the city. The bold, custom art deco-inspired kitchen features red cabinets, stainless steel appliances, and a stylish backsplash, perfect for cooking and entertaining. The large living and dining areas are complemented by updated laminate flooring, adding warmth and modern appeal throughout. The primary bedroom includes a walk-through closet and a full ensuite, while the second bedroom is generously sized and privately located on the opposite side of the unit, ideal for roommates or guests. Enjoy year-round grilling on the covered balcony. Additional features include, In-suite laundry with stacking washer/dryer and built-in storage cabinets, secure, titled underground heated parking stall, elevator access, upgraded lighting and faucets, Located steps from shopping, dining, parks, and public transit and schools. Condo fees include electricity, heat, water, and sewage, offering stress-free homeownership. This is an excellent opportunity for first-time buyers, down-sizers, or investors.

Built in 2006

## Essential Information



MLS® #	A2222583
Price	\$304,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	919
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1226, 2395 Eversyde Avenue Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0B5

### Amenities

Amenities	Elevator(s), None
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Closet Organizers, Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Oven
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame, Aluminum Siding

### Additional Information

Date Listed	May 20th, 2025
Days on Market	8
Zoning	M-1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.