

# \$249,900 - 1102, 2395 Eversyde Avenue Sw, Calgary

MLS® #A2252521

**\$249,900**

2 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

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!

Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252521    |
| Price          | \$249,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 768         |
| Acres          | 0.00        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1102, 2395 Eversyde Avenue Sw |
| Subdivision | Evergreen                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Y 0B4                       |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Underground     |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                        |
| Cooling           | None                                                                                             |
| # of Stories      | 4                                                                                                |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 59                |
| Zoning         | M-1               |
| HOA Fees       | 105               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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