

# **\$324,900 - 2322, 2371 Eversyde Avenue Sw, Calgary**

MLS® #A2256458

**\$324,900**

2 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

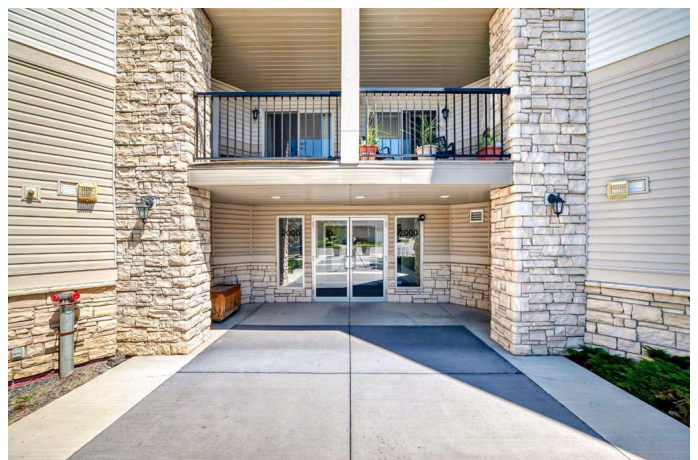
This spacious and sunny "Top Floor and Corner" unit boasts two bedrooms, 2 bathrooms plus den, and has had several upgrades. The modern "open concept" plan features cherry laminate floors, granite composite sink, gourmet style kitchen with updated white cabinetry, black appliances, and endless counter and cabinet space. The two spacious bedrooms are at the opposite ends of the condo for privacy with one sporting an en-suite 4 pcs bath. The double glass patio doors lead to a huge south facing deck for all your summer entertaining, but on those chilly fall evenings you can cosy up to the welcoming corner gas fireplace with that special someone or just a good book. This unit (one of only a few) includes a large 8'x8' lockable storage unit with built in shelves (for all your camping gear, bikes and winter tires) in front of your TITLED, under ground heated parking spot. Just 2 minutes away from coffee shops, grocery stores and bike paths. A great opportunity for a first time home buyer or seasoned investor to own a 2 bed, 2 bath, top floor unit for UNDER \$325,000. Book your private viewing today! (P.S. Condo fees INCLUDE ALL utilities.)

Built in 2005

## **Essential Information**

MLS® #                      A2256458

Price                         \$324,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 992               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 2322, 2371 Eversyde Avenue Sw |
| Subdivision | Evergreen                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Y 5B8                       |

### **Amenities**

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Secured Parking, Snow Removal, Trash, Bicycle Storage, Elevator(s), Visitor Parking |
| Parking Spaces | 1                                                                                   |
| Parking        | Parking Pad, Underground, Owned, Parkade                                            |
| # of Garages   | 1                                                                                   |

### **Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Storage, Track Lighting                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Fireplace(s)                                                                     |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Gas, Glass Doors, Great Room, Mantle                                                        |
| # of Stories      | 3                                                                                           |
| Basement          | None                                                                                        |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 8                   |
| Zoning         | M-1                 |
| HOA Fees       | 105                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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