

# **\$324,900 - 2304, 2371 Eversyde Avenue Sw, Calgary**

MLS® #A2216060

**\$324,900**

2 Bedroom, 2.00 Bathroom, 921 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Top Floor | One of the Largest Units | 2 Bedrooms + 2 Bathrooms | 2 Parking Stalls + Storage and 2 Storage Lockers.

Welcome to this beautiful top floor condo - one of the largest units in the complex - located in the desirable and prestigious community of Evergreen. With south facing exposure, the unit is flooded with natural light throughout the day, creating a warm and welcoming atmosphere.

This well-designed home features a spacious open concept layout, large kitchen with ample counter space, and a big balcony - perfect for relaxing or entertaining. The cozy living room includes a corner gas fireplace, adding comfort and charm. The huge primary bedroom offers a walk-in closet and private 4-piece ensuite, while the second bedroom is generously sized and ideal for guests or a home office.

Additional highlights include:

In-suite laundry with extra storage room, Two parking stalls - one titled, heated underground & one surface, Two lockers, One Storage unit. Enjoy the unbeatable location just steps from shops, restaurants, public transit, C-Train station, and Fish Creek Park.

This is the perfect home for first-time buyers or investors looking for value and convenience in a well-managed building.

Don't miss this rare opportunity - schedule your private showing today!

Built in 2005



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2216060          |
| Price          | \$324,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 921               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2304, 2371 Eversyde Avenue Sw |
| Subdivision | Evergreen                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Y 5B8                       |

## Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage, Visitor Parking               |
| Parking Spaces | 2                                                            |
| Parking        | Assigned, Heated Garage, Parkade, Stall, Titled, Underground |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home                                                                  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Boiler, Natural Gas                                                                                  |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| # of Stories      | 3                                                                                                               |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 3              |
| Zoning         | M-1            |
| HOA Fees       | 110            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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