

# \$180,000 - 1320, 2371 Eversyde Avenue Sw, Calgary

MLS® #A2224671

## \$180,000

1 Bedroom, 1.00 Bathroom, 389 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Bright, Efficient, and Move-In Ready. This 1-bedroom, 1-bathroom condo in the sought-after community of Evergreen offers the perfect balance of comfort, location, and value. With a smartly designed 388 sq. ft. layout, this unit is ideal for first-time buyers, investors, or anyone looking to simplify without compromising convenience. Step into a welcoming open-concept floor plan that seamlessly connects the kitchen and living areas. Large windows and a south-facing balcony fill the space with natural light, creating a warm and airy feel throughout. The kitchen has a fridge, stove, dishwasher, and microwave hood fan (to save counter space) and ample cabinetry. The adjoining living area opens directly onto your private balcony, offering room for a bistro set and a quiet place to relax, enjoy fresh air, or sip your morning coffee. The bedroom is bright and comfortable, and the 4-piece bathroom is clean and functional, while the in-suite laundry is super convenient.

Your assigned outdoor parking stall is located just steps from the main entrance—ideal for carrying in groceries or loading up for the day. This unit offers incredible walkability, with parks, playgrounds, schools, shopping, dining, and services all within walking distance. Enjoy quick access to Starbucks, Shoppers Drug Mart, grocery stores, and more. A bus stop is conveniently located, and the LRT Station is just minutes away, making it easy to commute without a vehicle. You™re also just a short



drive from Stoney Trail, Costco, and Fish Creek Provincial Park, one of Calgary's premier outdoor spaces. With low condo fees that include ALL utilities—heat, water, electricity, sewer, and garbage—your monthly costs are simple and predictable. Whether you're looking for an affordable first home, a manageable space in a great location, or a turn-key investment, this Evergreen condo checks all the boxes. Vacant and available for immediate possession—book your showing today and make it yours! Unfortunately, dogs are not permitted.

Built in 2005

### Essential Information

MLS® #	A2224671
Price	\$180,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	389
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1320, 2371 Eversyde Avenue Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5B7

### Amenities

Amenities	None
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Parking Spaces	1
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	May 27th, 2025
Days on Market	6
Zoning	M-1
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	TREC The Real Estate Company
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