

# \$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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