ROBERT HART MOORE
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2304, 2371 Eversyde Avenue SW
Calgary, Alberta

MLS # A2216060

$324,900

Division:	Evergreen
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	921 sq.ft.	**Age:**	2005 (20 yrs old)
Beds:	2	**Baths:**	2

Garage:	Assigned, Heated Garage, Parkade, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Boiler, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 580
Basement:	-	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions:	N/A

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!