1323 2395 Eversyde Avenue SW

Calgary | Active | MLS® A2340787

$279,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2006**	**756.92 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Rarely coming out to the market in this building complex, this unit offers two TITLED parking stalls and two bathrooms!
Welcome to this exceptional well maintained 2-bedroom plus den, top-floor condo in the heart of Evergreen, embraced by trees and surrounding greenspace with south facing!
This bright and inviting home features an open-concept floor plan thoughtfully designed, with the spacious living room separating the bedrooms to provide excellent privacy.
The kitchen offers beautiful dark maple cabinetry, contrasting with stainless steel appliances, ample counter space, and plenty of storage. The primary bedroom is a private retreat with a walk-through closet and a 4-piece ensuite. The second bedroom is conveniently located near the additional 4-piece bathroom.
A versatile den provides the perfect space for a home office, additional storage, or a cozy study area.
One of the home's standout features is the oversized balcony with two access points-directly from both the living room and primary bedroom. Enjoy your morning coffee, relax after a long day, or entertain friends while taking in peaceful views of the beautifully maintained common grounds, trees and greenspace.
Condo fee includes all the utilities, even electricity, making monthly budgeting simple with one less bill to worry about.
One assigned oversized storage unit (2m by 2.6m), is conveniently located in front of one of two underground parking stalls. Extra space to store your winter tires or seasonal items.
Ideally located close to schools, shopping, major amenities, and convenient access to Stoney Trail, this home combines comfort, privacy, and an unbeatable Evergreen location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340787
Bedrooms	2
Bathrooms	2
Year Built	2006
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	756.92 sq. ft.
Condo Fee:	$677.18
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	Northeast
Unit Exposure:	South
Floor Location:	Top
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	6
Year built:	2006 (Age: 20)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0612628
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$105.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Evergreen West
Community:	Evergreen (Calgary)
Amenities:	Elevator(s), Parking, Snow Removal
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 11'4" × 11'2" ·
Main Floor	Dining Room · 11'3" × 6'1" ·
Main Floor	Kitchen · 11'3" × 9'8" ·
Main Floor	Den · 8'3" × 6' ·
Main Floor	Bedroom - Primary · 9'11" × 9'3" ·

Main Floor	Bedroom · 12'4" × 9'3" ·
Main Floor	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-1
Listed Date:	Aug 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1323-2395-eversyde-avenue-sw-calgary-a2340787/

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