

**2203, 230 Eversyde Boulevard SW  
Calgary, Alberta**

**MLS # A2282826**



# \$328,000

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Guest, Paved, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 536
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Immaculate 2 bedroom, 2 bath condo offering over 1,100 sq ft of modern living space in the desirable Evergreen SW community. This bright and well-maintained home features dark laminate floors, a spacious Master suite with a walk-in-closet and 4-piece ensuite bath. The second bedroom is ideal as a guest room or home office, with an additional 4-piece bathroom nearby. Enjoy the sun-filled living room with large windows and access to a private balcony to enjoy BBQ with friends or just relaxing evening coffee. The dining area boasts vaulted ceilings, while the kitchen offers a center breakfast island, corner pantry and stainless steel appliances. Additional highlights include in-suite laundry, two parking stalls, and condo fees that include heat, water and sewer. Conveniently located with shops adjacent to the complex, and close to shopping, schools, parks and the scenic Stoney Trail. You will not be disappointed!