

205, 15 Everstone Drive SW
Calgary, Alberta

MLS # A2346820



\$420,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	995 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Fan Coil	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 684
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: 1 Master Key Fob, Ceiling Fan

The Sierras of Evergreen is a highly sought after complex given its' very accessible location within the community and numerous amenities, both inside and surrounding area. In addition, this 1 bed + den/2 bath unit is situated in one of the most desirable locations within this 55+ Adult Living complex! This area of the complex in the coveted 'A' Building, was built with just 2 levels containing occupied-living units. Unit 205 is on the TOP FLOOR, with a north-facing exposure. Great for patio flower growing with an abundance of natural light that also streams indoors. This north facing location also offers a notably quieter living experience. The open layout allows for easy movement throughout and invites conversation with guests. Given the kitchen also opens up to the main living spaces. The 3 pc. ensuite, walk-in-closet, 4 pc. bath, and in-suite-laundry are features to be appreciated. The fire place adds extra ambiance on wintery days. This home has been loved for many years as indicated with the various upgrades that have included freshly painted walls throughout (Aug. 2026), electric stove (2026), over the hood microwave (2023), new carpeting (2023), new linoleum in the entrance/4 pc.bath/laundry (2023)…including Hunter Douglas window coverings in good condition. The Titled parking stall and secured storage locker are located in the heated parkade. You'll undoubtedly enjoy the convenience of living in the same 'A' building as a multitude of amenities that include: pool, hot tub, fitness room, party/banquet room @ kitchen, library, games rooms, theatre, various lounge areas, crafting room, meeting room, guests suites, workshop, wine making room and a car wash bay…Impressive right! As well, the condo fees include heat, electricity, water and sewer. A short walk away you'll find the bus

stop on 162nd Ave. travelling East to a surplus of available shopping options. Additionally, you can stroll to the Shopper's Drug Mart, Starbucks Coffee, Tim Hortons, Sobey's Grocery, Restaurant, Bank and more. Quick and easy access to Stoney Trail travelling in all directions, Macleod Trail north/south offering the C-Train System if needed. So many positive attributes this home and location have to offer!