

209, 15 Everstone Drive SW
Calgary, Alberta

MLS # A2349145



\$412,534

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	992 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Fan Coil	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 698
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: 2 Key Fobs, Vitrine.

Top-Floor Luxury & Resort-Style Living in Sierras of Evergreen Experience top-floor comfort in the highly desirable 55+ Adult Living community AT SIERRAS OF EVERGREEN. Located in the quiet, coveted & Building—this meticulously maintained 1-BEDROOM PLUS DEN, 2-BATHROOM condo spans 992 sq. ft. of bright, thoughtful design. Positioned on the top floor, Unit 209 benefits from an abundance of natural sunlight, a serene and peaceful setting, and a private patio perfect for container gardening. Inside, the open-concept layout creates an effortless flow for everyday living and entertaining. The kitchen comes complete with an integrated breakfast bar that opens directly to the main living area and fireplace to add warmth and ambiance during cooler months, complemented by central air conditioning for year-round comfort. The primary bedroom features a walk-in closet and a private 3-piece ensuite, alongside a versatile den/bedroom, a full 4-piece main bath, and convenient in-suite laundry equipped with a washer and dryer. Living in Building & grants you immediate indoor access to an unparalleled suite of building amenities, including: & INDOOR POOL & HOT TUB & FITNESS CENTER & THEATRE, LIBRARY, & GAMES ROOMS & PARTY/BANQUET ROOM WITH KITCHEN & VARIOUS LOUNGE AREAS & CRAFTING ROOM, WINE-MAKING ROOM, MEETING ROOM, & WORKSHOP & GUEST SUITES FOR VISITING FRIENDS AND FAMILY & ON-SITE CAR WASH BAY Your monthly condo fees offer exceptional value by covering HEAT, ELECTRICITY, WATER, AND SEWER. The unit also includes TWO TITLED UNDERGROUND PARKING STALLS in the heated parkade and an assigned secure storage locker. Situated in prime Southwest Calgary, this location offers ultimate

convenience. Stroll to nearby daily amenities like Shopping, banks, and restaurants, or hop on the bus for quick connections to the C-Train and with fast access to Stoney Trail and Macleod Trail commuting across the city is effortless.