

219, 15 Everstone Drive SW  
Calgary, Alberta

MLS # A2232863



# \$399,900

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 995 sq.ft.                          | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 1                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                                                                                |                   |        |
|--------------------|------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil, Natural Gas                                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                                                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                | <b>Condo Fee:</b> | \$ 674 |
| <b>Basement:</b>   | None                                                                                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stone, Stucco, Wood Frame                                                               | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks |                   |        |

**Inclusions:** N/A

**\*\* Please click on "Videos" for 3D tour \*\*** Welcome to the "Sierras of Evergreen" - a very well run complex with no shortage of amenities! This amazing +55 condo features: 1 bedroom PLUS den, just over 995 sq ft of living space, 2 full bathrooms, in-suite laundry (good sized laundry room for extra storage), beautiful newer laminate flooring (2022), pantry, 9 foot ceilings, large sunny East facing deck with BBQ gas line, 1 titled parking spot, 1 assigned enclosed storage space/room, newer appliances (2022), ice cold air conditioning, electric fireplace and much more! The building is one of the premiere buildings in the city boasting fantastic amenities - salt water swimming pool, gym, large ballroom with commercial kitchen, theater, pool tables, 6 libraries, wood working shop, wine room, courtyard, 7 guest suites and never go outside with a great +15 walkway. Condo fees include everything -electricity, gas/heat, garbage, recycling, water, sewer, snow removal, landscaping and more! This condo is move-in ready and boasts total pride in ownership! VACANT, CLEAN AND READY FOR NEW OWNERS - IMMEDIATE POSSESSION!