

# \$375,000 - 280, 15 Everstone Drive Sw, Calgary

MLS® #A2210269

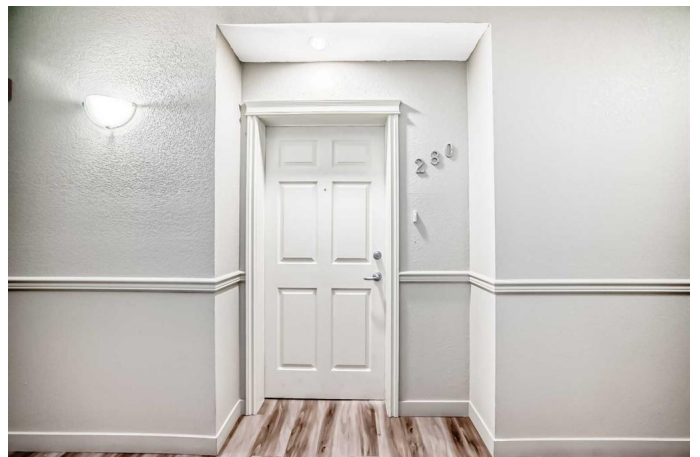
**\$375,000**

1 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

TOP FLOOR UNIT located on the 2nd floor in a part of the building that is two storey, close to elevator and pool. Premier 55+ complex, the Sierras of Evergreen, where it's not just a home but a lifestyle. This unit is located in Building A, where most of the amenities are located. This large one bedroom + den has everything you could every need with its bright and open concept floor plan. Fully air conditioned, large windows and 9-foot ceilings. Freshly painted and brand new carpeting with 8lb underlay just installed. The fantastic kitchen has lots of cabinetry for storage, white appliances and a large corner pantry. A large living room offers lots of space for entertaining and relaxation with it's corner electric fireplace and private views. There is a well-sized bedroom with generous walk-in closet with easy access to the 4 piece bath. The large den with closet that can be used as an office or an additional sitting room. Opposite the kitchen, a closet with shelving provides further storage for linens or cleaning supplies. The laundry room with a stacking washer/dryer offers even more storage. There is a the large, covered, private balcony with gas line barbecue hook up for outdoor dining and plenty of room for summer planters. Top down/bottom up window shades. Some of the amenities include, swimming pool, hot tub, fitness center, theater, billiards, shuffleboard, numerous sitting/gathering areas, activites, libraries, wood/work/craft shop, car wash + guest suites. Evergreen Room which is a party



room, with full kitchen and dance floor for private functions. This unit comes with titled, heated, underground parking stall close to the elevator and a large, secure storage unit behind the parking stall (4'8" x 8'6"). This safe, secure complex is great for anyone looking to downsize, still leads an active life, and enjoys their hobbies. Plenty of visitor parking. Walk to Sobeys, Shoppers Drug Mart, Starbucks, liquor store, cleaners, medical and dental services. Two minutes to access Stoney Trail. Call to book a private viewing now to explore for yourself.

Built in 2005

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210269          |
| Price          | \$375,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 840               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 280, 15 Everstone Drive Sw |
| Subdivision | Evergreen                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Y5B5                     |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Car Wash, Elevator(s), Fitness Center, Laundry, Parking, Party Room, |
|-----------|--|

|                |   |
|----------------|---|
|                | Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop, Guest Suite, Indoor Pool, Pool, Spa/Hot Tub |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Parkade, Stall, Titled, Underground  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Living Room   |
| # of Stories      | 2   |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | BBQ gas line              |
| Construction      | Brick, Stucco, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 16               |
| Zoning         | M-2              |
| HOA Fees       | 105              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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