



GRASSROOTS
REALTY GROUP

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239, 15 Everstone Drive SW
Calgary, Alberta

MLS # A2256041



\$470,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,057 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Plug-In, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Closet Organizers, French Door, Laminate Counters, Open Floorplan, Pantry, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	window coverings, light fixtures		

Wonderful 2 Bedroom, 2 Bath Unit in the Sierra's of Evergreen (55+ Complex). Titled Underground Heated Parking stall too with Storage in front of stall. Bright and spacious with 9' ceilings and an open floor plan, this well-maintained unit features a large kitchen with ample cabinets, counters, and pantry. The living and dining areas offer flexible space, a cozy gas fireplace, and bay window. Both bedrooms have walk-in closets; the primary includes a 4-pc ensuite. In-suite laundry with stacked washer/dryer, storage, and room for a small freezer. Enjoy sunny south exposure and a private deck with park views. Exceptional amenities: pool, hot tub, games rooms, libraries, theatre, fitness center, workshop, guest suites, car wash & more. Condo fees include heat, electricity, and water/sewer. Prime location near shopping, groceries, and transit. Come check us out today!