



**413, 15 Everstone Drive SW  
Calgary, Alberta**

**MLS # A2285505**



**\$349,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	718 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 499
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Microwave Hood Fan as is, Window Blinds, Curtain Rods, Storage Room Shelving, 2 Full Sets of Keys

Exceptionally well-kept, top floor, south facing, one bedroom condo with central air conditioning, underground parking and storage locker, located in the highly sought after Sierras of Evergreen 55+ complex. This bright, open concept condo has a great layout and offers a spacious kitchen with corner pantry, plenty of cabinets and counterspace, with an adjacent dining space for an optional table. Enjoy the south facing views from the living room which has a gas fireplace and access out to the private, covered balcony with gas line for your BBQ. The spacious bedroom, with enough room for bedroom furniture plus a desk, has a walk-in closet. The 4-piece bathroom has a linen closet and is conveniently located beside the bedroom. In-suite laundry room with new washer and dryer offers extra space for storage. Heated, titled, underground parking stall is located close to the elevator. The storage locker is a fully enclosed room measuring approximately 5 x 8 and located in front of the parking stall. Reasonable condo fees include electricity, heat, water, and sewer - great to have those included! This pet friendly, very well managed 55+ complex has ample visitor parking, and many amenities including a swimming pool, hot tub, exercise room, wood working shop, car wash, party room, guest suites, meeting room, and several sitting rooms/fireplaces. Convenient location with great access to the ring road, parks, and shopping. If you are looking for a bright, top floor condo in a friendly, well managed complex then this condo may be the one for you!