



**GRASSROOTS**  
REALTY GROUP

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**276, 15 Everstone Drive SW  
Calgary, Alberta**

**MLS # A2299595**



**\$330,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	715 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 499
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In Closet(s)		

**Inclusions:** Air Conditioner

Welcome to one of Calgary's most sought-after 55+ communities—the Sierras of Evergreen—where lifestyle and quality come together seamlessly. This beautifully maintained one-bedroom, one-bathroom condo is absolutely pristine. From the moment you step inside, you'll notice how exceptionally well cared for this home is. Thoughtfully designed with an open, functional layout, the space is filled with natural light thanks to large south facing windows. Your sizeable south facing balcony is perfect for relaxing morning coffee or afternoons overlooking the beautiful courtyard. The kitchen and living areas flow comfortably together, anchored by a cozy fireplace and finished with durable laminate flooring throughout. The bathroom was tastefully updated in 2023, offering a fresh, modern feel that complements the home's immaculate condition. Near the front door is a sizeable laundry room offering plenty of in suite storage. This unit also includes titled underground parking and storage as well as access to a long list of amenities that truly set this building apart: an indoor pool and hot tub, fully equipped fitness facility, games room with pool tables, multiple libraries/sitting areas, craft room, party/gathering space, car wash bay, and multiple guest suites for visiting friends and family. The Sierras of Evergreen is known for being exceptionally well managed, offering peace of mind and a strong sense of community. Plus, it's pet friendly (one dog under 25 lbs with board approval), so your companion is welcome too. If you've been waiting for a turnkey, low-maintenance home in a vibrant 55+ community—this is it.