



THE
A-TEAM

**RE/MAX
FIRST**

15 EVERSTONE Drive #103, Calgary T2Y 5B7

MLS® #: **A2125781**

Area: **Evergreen**

Listing Date: **04/24/24**

List Price: **\$365,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **849**
Low Sqft:
Ttl Sqft: **849**

DOM

25
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line, Courtyard, Storage**

Construction: **Brick, Vinyl Siding, Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Closet Organizers, Elevator, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	10`3" x 4`11"	Bedroom	Main	13`1" x 10`9"
Kitchen	Main	18`0" x 11`10"	Living Room	Main	15`3" x 14`6"
Den	Main	12`7" x 7`0"	Storage	Lower	4`9" x 8`10"

Legal/Tax/Financial

Condo Fee:
\$527

Title: **Fee Simple**
Fee Freq:

Zoning:
M-2

Legal Desc:

0511488

Monthly

Remarks

Pub Rmks:

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. Located on the first floor, this large one bedroom + den has everything you could every need with its bright and open concept floorplan. Fully air conditioned, large windows and 9-foot ceilings. Recently painted and has newer easy care luxury vinyl plank flooring installed through out. The fantastic kitchen has lots of cabinetry for storage, white appliances (newer dishwasher), and a large corner pantry. A large living room offers lots of space for entertaining and relaxation with its 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 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 barbecue hook up for outdoor dining and plenty of room for summer planters. This complex has a vibrant social life with its clubs and endless amenities. Wine Club, Book Club to name a few. There are 5 library areas. Work on a hobby in the craft room. Full Fitness Centre. Games Room with billiards. In house cinema room. Fully outfitted work shop. Car Wash. Evergreen Room which is a party room, with full kitchen and dance floor for private functions. Lastly there is a large pool and hot tub where family can join and gather for a fun day in the water. This unit comes with titled, heated, underground parking and a large, secure storage unit behind the parking stall (4'9 x 8'10). To top it off a convenient car wash bay is available for use. Condo Fees include everything except electricity and cable. This safe, secure complex is great for anyone looking to downsize, still leads an active life, and enjoys their hobbies. Many opportunities to volunteer and fill your social calendar. Also perfect for snowbirds who leave for months at a time. Loads of visitor parking. There are also 7 guest suites that can be rented for 2 weeks at a time. Walk to Sobeys, Shoppers Drug Mart, Starbucks, liquor store, cleaners, medical and dental services. Two minutes to access Stoney Trail. An absolute must see.

Inclusions:

N/A

Property Listed By:

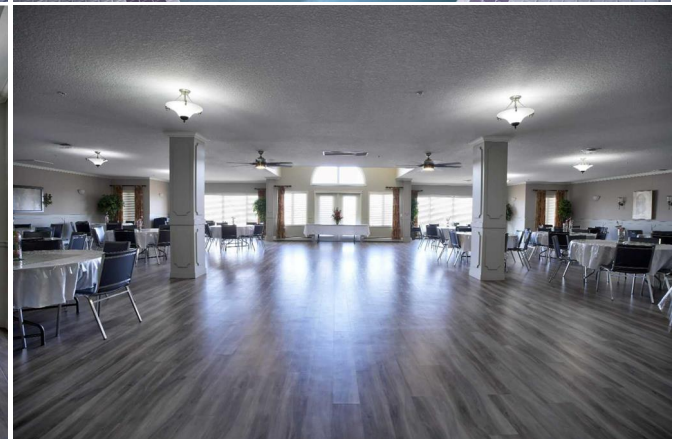
Real Broker

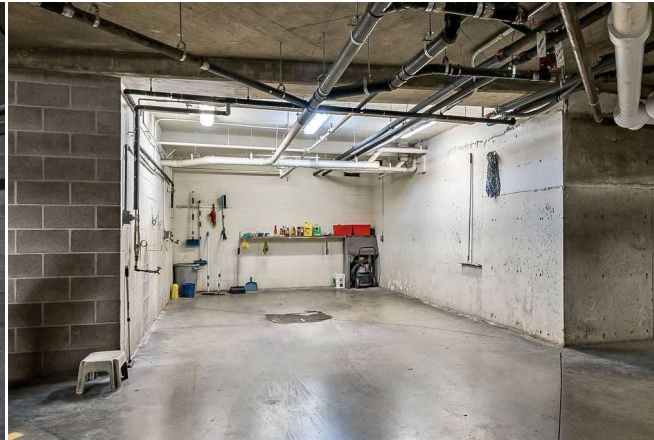
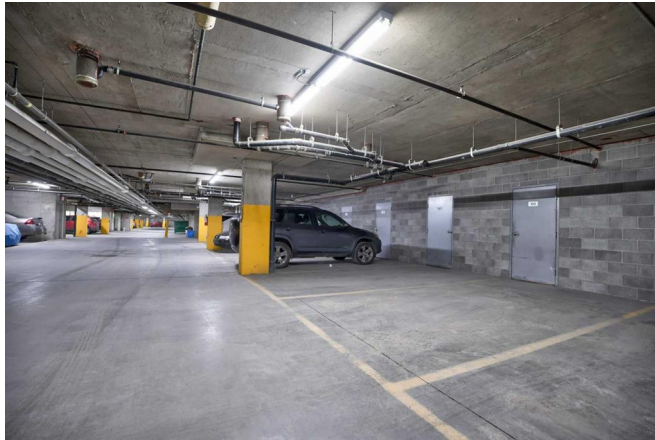
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



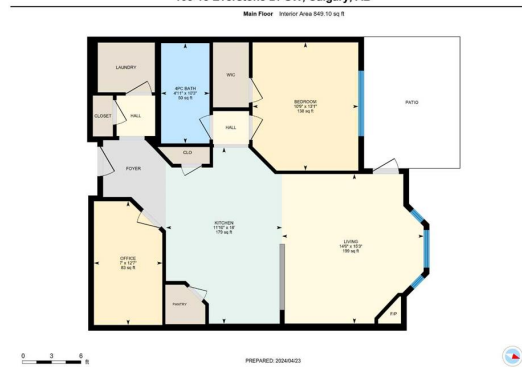






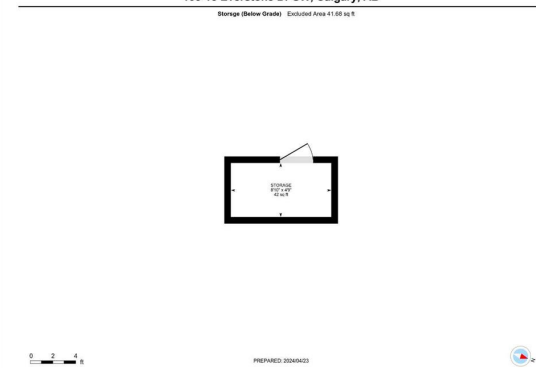


103-15 Everstone Dr SW, Calgary, AB



White regions are excluded from total floor area in IGUICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

103-15 Everstone Dr SW, Calgary, AB



While regions are excluded from total floor area in IGUE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.