



THE
A-TEAM

**RE/MAX
FIRST**

15 EVERSTONE Drive #179, Calgary T2Y5B5

MLS® #: **A2126523**

Area: **Evergreen**

Listing Date: **04/25/24**

List Price: **\$449,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **991**
Low Sqft:
Ttl Sqft: **991**

DOM

24

Layout

Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Landscaped**
Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Storage**

Construction: **Other**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Pantry,Recreation Facilities**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 11`3"
Den	Main	10`8" x 8`5"
Bedroom - Primary	Main	12`8" x 11`0"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	11`2" x 9`11"
Dining Room	Main	11`3" x 8`1"
3pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	6`5" x 5`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$637

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc:

0710408

Remarks

Pub Rmks:

This main floor unit offers an incredible living space! Featuring a spacious layout with a large Bedroom plus a Den|bedroom and two full Bathrooms, it's perfect for comfortable living. Step into the welcoming Living Room adorned with beautiful laminate flooring and a cozy corner fireplace, ideal for relaxing evenings. The kitchen is a highlight with its large island providing ample storage, complemented by a convenient walk-in pantry and newer fridge. The bright dining area, bayed with lots of windows, creates a cheerful atmosphere for meals. The Master Bedroom boasts a generous walk-in closet and a private 3-piece En suite with an oversized shower for added luxury. Double french doors lead to a versatile second bedroom or Den/Study, providing flexibility to suit your needs. Outside, the private covered patio with BBQ hook up offers a serene spot to unwind, with direct access to walking paths from your own back door. Additional features include convenient in-suite laundry and storage, along with titled underground parking (extra wide stall) complete with a storage locker. Enjoy the perks of air conditioning and the prime location, close to building amenities such as an indoor swimming pool, hot tub, Exercise Room, Theatre, Library, Social Room, and more. This adult complex provides ample opportunities for socializing, with 4 guest suites available for low-cost rental, a workshop, craft room, and more. With condo fees covering all utilities, this vacant and sparkling clean unit is ready for quick possession. Don't miss out on the chance to make this fantastic property your new home!

Inclusions:

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Property Listed By:

Royal LePage Benchmark

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







