



THE
A-TEAM

**RE/MAX
FIRST**

15 EVERSTONE Drive #108, Calgary T2Y 5B5

MLS®#: **A2172462** Area: **Evergreen** Listing **10/15/24** List Price: **\$339,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 09-Nov** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **746**
 Low Sqft:
 Ttl Sqft: **746**

DOM

49
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Underground

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`9" x 9`5"	Kitchen	Main	11`3" x 13`6"
Bedroom - Primary	Main	11`4" x 12`11"	Walk-In Closet	Main	7`0" x 4`9"
4pc Bathroom	Main	8`0" x 5`6"	Laundry	Main	12`1" x 5`5"
Balcony	Main	13`1" x 9`3"	Dinette	Main	9`2" x 9`11"
Pantry	Main	3`11" x 3`11"	Entrance	Main	9`2" x 5`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$525

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 0511488

Remarks

Pub Rmks: **The Sierras of Evergreen is a highly sought after premier condo complex 55+ with low condo fees of \$525.19 which include everything but cable. You won't be bored with the myriad of activities and facilities....it's like a Resort! There is a salt water pool, hot tub, full fitness centre, games room, 5 library areas, craft room and wood working shop. There are many clubs such as the Book Club and Wine Club etc.. A fabulous party room with a full kitchen and dance floor for special events is and there are 7 guest suites housed in the complex. There is also a theatre room for your enjoyment. All of these facilities are located in Building A, the same building as this beautiful 1 bedroom/1 bathroom ground floor condo with a very private west facing patio. You don't have to go outside to reach any of these amenities. There's even a car wash in the parkade. This original owner expanded the number of cupboards and counter space and also the walk-in closet. This lovely open plan features 9' ceilings and is a little larger than most 1 bedroom plans. There is only 1 other similar. You have your own spacious laundry room. Enjoy the warmth of the corner gas fireplace in the winter. This unit comes with a heated underground parking stall and a secure storage locker conveniently located in front of the parking stall. Sobey's, Shoppers Drug Mart, medical and dental services, and dry cleaners are all nearby. One small pet less than 25 lbs and less than 10" tall at the shoulder is permitted. What a great opportunity to enjoy life to the fullest!**

Inclusions: **Central air conditioner (as is). She believes it just needs freon**

Property Listed By: **Royal LePage Solutions**

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











