

# \$324,900 - 108, 15 Everstone Drive Sw, Calgary

MLS® #A2214495

**\$324,900**

1 Bedroom, 1.00 Bathroom, 737 sqft

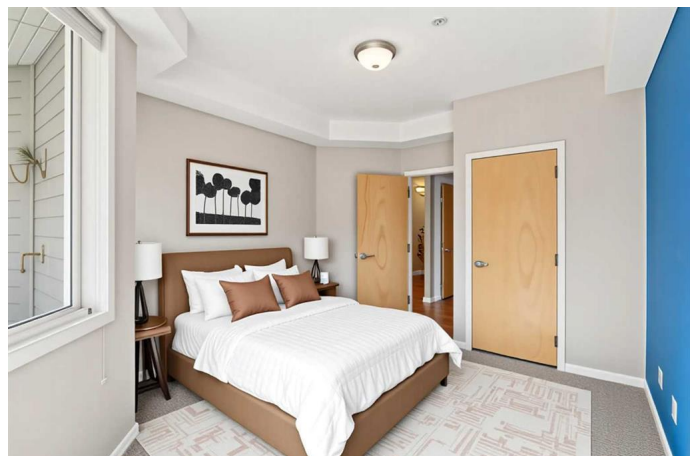
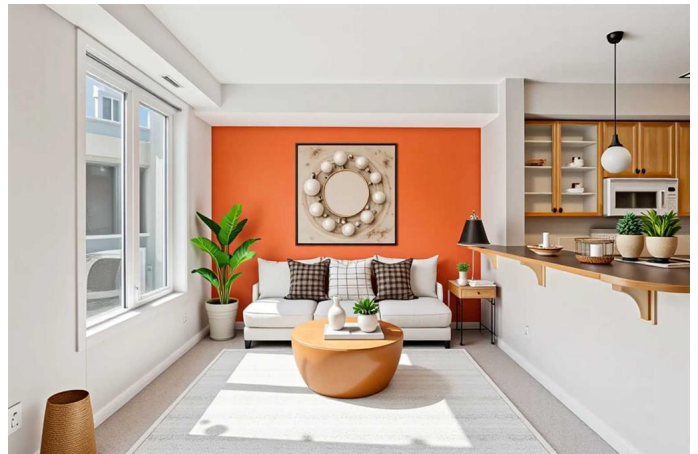
Residential on 0.00 Acres

Evergreen, Calgary, Alberta

WHERE ELSE CAN YOU LIVE WITH LUXURY AMENITIES AND CONDO FEES that include all utilities FOR JUST \$525.19? At the Sierras of Evergreen, a premier 55+ community, enjoy a SALTWATER POOL and HOT TUB, FITNESS ROOM, WOODSHOP, CRAFT ROOM, CAR WASH, WINE ROOM, TWO POOL TABLES, SIX LIBRARIES (including the WHITE LIBRARY), a 30-SEAT THEATRE, SEVEN GUEST SUITES, and the EVERGREEN SOCIAL ROOM for events and classes. A scenic PLUS-15 WALKWAY with courtyard views connects all these incredible spaces. It's vibrant, active living without ever leaving the building.

WELCOME TO UNIT #108, a meticulously upgraded ground-floor gem offering one of the best locations in the complex—quiet SOUTH-FACING courtyard exposure with direct patio access from the sidewalk. Whether sipping your morning coffee or grilling on the natural gas BBQ, you'll love the privacy and sunshine all year round.

Inside, enjoy SOARING 9-FOOT CEILINGS and a bright, open-concept layout. The CUSTOM KITCHEN features ceiling-height cabinetry, EXTENDED COUNTERSPACE, a LAZY SUSAN, glass display cabinets, EXTRA DRAWERS, and an UPGRADED FRIDGE. The CORNER FIREPLACE is perfectly placed to maximize wall space, while ALL-LED LIGHTING adds a warm, modern glow



throughout.

The bedroom includes a WALK-IN CLOSET redesigned for an extra three feet of storage. The bathroom offers extra drawers, a medicine cabinet, a shelf behind the toilet, and an extended shower head. The spacious LAUNDRY ROOM has a long shelf and room for a desk or day bed, perfect for hobbies or extra storage.

Your TITLED UNDERGROUND PARKING STALL is located just steps from the elevator, car wash, and wine room. Your STORAGE LOCKER sits right in front of your stallâ€”not down a hallway or in another section. Other thoughtful details include mirrored entry closets, lace curtains for light and privacy, and an expanded patio gate with concrete slabs for easy sidewalk access.

LOCATION, LOCATION! Walk to Tim Hortons, Starbucks, SHOPPERS Drug Mart, Sobeys, and a cozy pub with daily specials. Need to get across town? The nearby Ring Road provides a scenic 10-minute drive to Glenmore and Chinook Mall.

The Sierras of Evergreen offers unmatched convenience, comfort, and community. Book your showing today and discover the lifestyle youâ€™ve been waiting for!

Built in 2005

### **Essential Information**

MLS® #	A2214495
Price	\$324,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	737

Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	108, 15 Everstone Drive Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5B5

### **Amenities**

Amenities	Car Wash, Elevator(s), Garbage Chute, Guest Suite, Indoor Pool, Laundry, Parking, Party Room, Pool, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Secured, Stall, Titled, Underground, Workshop in Garage

### **Interior**

Interior Features	Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Boiler, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	74
Zoning	M-2
HOA Fees	105
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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