

446, 15 Everstone Drive SW
Calgary, Alberta

MLS # A2260169

\$350,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	706 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Gazebo, No Neighbours Behind, Views		

Heating:	Boiler, Make-up Air, Fireplace(s), Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	\$ 499
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Window Blinds		

Welcome to 446 – 15 Everstone Drive SW – a rare opportunity to own a private, quiet, top-floor suite in the highly sought-after Sierras of Evergreen, one of Calgary’s premier 55+ communities. With easy access to Stony Trail, this impeccably maintained SOUTH-FACING unit offers peaceful views over green pathways and comes with brand NEW CENTRAL A/C, Energy Star laundry, a cozy fireplace, and an inviting 130 sq. ft. balcony perfect for year-round sunrises and sunsets. Step inside to a bright 706 sq. ft. open layout featuring: a spacious foyer and front closet, a wrapped kitchen with corner pantry, eating bar, and room for a small island, a flexible dining/living area with a FIREPLACE, a large primary bedroom with 7’x5’ walk-in closet, a generous in-suite 9’x5’ laundry/storage room, titled underground parking next to a huge underground STORAGE LOCKER with switched interior light and electric outlet. Living in the Sierras means exceptional value: ALL UTILITIES INCLUDED, beautifully manicured grounds, and enjoy an unmatched lineup of lifestyle AMENITIES for folks 55+ like: an indoor pool & fitness centre, billiards, shuffleboard, woodworking, crafts & winemaking rooms, libraries, lounges & social spaces, guest suites, theatre room, heated parkade ramp & car wash and an outdoor pergola/gazebo seating areas. Recent updates include new vinyl plank flooring in common areas (2023–24), updated theatre equipment, refreshed guest suites, newer fitness machines, refurbished pool tables, and substantial ongoing maintenance – all supported by a STRONG RESERVE FUND and exceptional management. Every building is connected indoors through the heated parkade and five elevators for total convenience. This outstanding home is available for viewing through your Realtor via ShowingTime.

Virtual tour, floor plans, and documents are available in the supplements