

**236, 15 Everstone Drive SW
Calgary, Alberta**

MLS # A2287628



\$524,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,058 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Boiler, Fireplace(s)	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Quartz Counters		

Inclusions: n/a

2 BED 2 BATH | UPDATED | AIR CONDITIONING | 55+ Adult living | The unit you have been waiting for! Offering 2 beds & 2 Bathrooms this nearly 1100 sqft unit in the sought after 'Sierras of Evergreen' provides a wonderful opportunity to the right buyer. This unit has been tastefully updated with luxury vinyl plank floors, quartz counter tops in the kitchen and bathrooms providing you an updated modern look while providing ease of cleaning. Primary bedroom is a great size and includes a 4piece ensuite and large walk-in closet with shelves. the 2nd bedroom would be a perfect spot for an office or guest room and is separated from the primary by the living room providing greater privacy in each room. Laundry room features solid wood built-in shelving, perfect for storing all of your cleaning supplies or extra pantry items and features a newer high efficiency washer and dryer! The kitchen provides ample counter and cupboard space, corner pantry, raised eating bar, stainless steel appliances and pristine maple cabinetry. Within this well appointed building you can find a significant amount of amenities including an indoor pool, hot tub, fitness facility, wood working room, multiple games/billiards rooms, rentable party/banquet room, 7 rentable guest suites, craft room, movie theatre room, car wash, multiple libraries along with numerous meeting and sitting areas. This building offers a wonderful community of owners who have pride of ownership and provides many opportunities to connect and converse with your fellow neighbors through numerous organized activities. Enjoy walks outside around the walking paths or take a trip on foot to the nearby shopping center for quick access to shops, restaurants and grocery store. Easy access to Stoney Trail, Macleod Trail, 6 mins to Shawnessy shopping centre, nearby bus stop with access to Shawnessy LRT station. This unit also offers titled

parking and a secure storage unit in front of the stall. Electricity, heat and water/sewer included in condo fees! This is a well maintained unit that needs to be seen to be appreciated! Book your viewing today!