

# \$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

\*Open House on Sunday April 27, 12pm-2pm\*

WELCOME TO THE SIERRAS OF EVERGREEN, a premier 55+ community where luxury, convenience, and vibrant living come together. This meticulously upgraded ground-floor unit offers one of the best locations in the complex—facing the quiet courtyard with SOUTH-FACING exposure and direct access to your private patio from the sidewalk. Whether enjoying your morning coffee or grilling on your natural gas BBQ, this peaceful space offers privacy and sunshine year-round.

Inside, SOARING 9-FOOT CEILINGS and an OPEN-CONCEPT layout create a bright, spacious feel. The CUSTOM KITCHEN stands out with ceiling-height cabinetry, EXTENDED COUNTERSPACE, a LAZY SUSAN corner cupboard, clear-glass display cabinets, EXTRA DRAWERS, and an UPGRADED FRIDGE. The CORNER FIREPLACE was strategically placed to maximize wall space, while ALL-LED LIGHTING adds a modern, efficient glow throughout.

The generously sized bedroom features a WALK-IN CLOSET that was thoughtfully redesigned for an EXTRA THREE FEET of storage. The bathroom boasts additional drawers, a medicine cabinet, a shelf behind the toilet, and an EXTENDED SHOWER HEAD. The spacious LAUNDRY ROOM includes a LONG SHELF and room for a desk



or day bed, adding flexibility for hobbies or storage.

This unit includes a TITLED UNDERGROUND PARKING stall located STEPS FROM THE ELEVATOR, CAR WASH, and WINE ROOM. Your STORAGE LOCKER sits directly in front of your parking stallâ€”not tucked away elsewhereâ€”adding another layer of convenience. Additional thoughtful touches include mirrored closet doors at the entrance, LACE CURTAINS that offer privacy while letting in light, and an EXPANDED PATIO GATE with concrete slabs for easy access.

Beyond your private retreat, the Sierras of Evergreen offers unmatched AMENITIES included in your condo fees. Enjoy the SALTWATER POOL and HOT TUB, FITNESS ROOM, CRAFT ROOM, WOODSHOP, TWO POOL TABLES, WINE ROOM, CAR WASH, and a beautifully landscaped COURTYARD. There are SEVEN GUEST SUITES for visiting family (bookable up to three months in advance), SIX LIBRARIES including the WHITE LIBRARY, a 30-SEAT THEATRE, and the EVERGREEN SOCIAL ROOM where classes and events bring neighbors together. The scenic PLUS-15 WALKWAY with views connects these spaces, enhancing the community atmosphere.

Located close to shopping, banking, medical services, and public transit, the Sierras of Evergreen combines peaceful surroundings with city convenience. Opportunities to own a unit like thisâ€”with its blend of thoughtful upgrades and top-tier amenitiesâ€”rarely come available. Book your showing today and experience 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
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## 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	4
Zoning	M-2
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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