



**DJ Golden**  
**REAL ESTATE**

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**219, 15 Everstone Drive SW**  
**Calgary, Alberta**

**MLS # A2232863**



**\$414,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	995 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

**\*\* Please click on "Videos" for 3D tour \*\*** Welcome to the "Sierras of Evergreen" - a very well run complex with no shortage of amenities! This amazing +55 condo features: 1 bedroom PLUS den, just over 995 sq ft of living space, 2 full bathrooms, in-suite laundry (good sized laundry room for extra storage), beautiful newer laminate flooring (2022), pantry, 9 foot ceilings, large sunny East facing deck with BBQ gas line, 1 titled parking spot, 1 assigned enclosed storage space/room, newer appliances (2022), ice cold air conditioning, electric fireplace and much more! The building is one of the premiere buildings in the city boasting fantastic amenities - salt water swimming pool, gym, large ballroom with commercial kitchen, theater, pool tables, 6 libraries, wood working shop, wine room, courtyard, 7 guest suites and never go outside with a great +15 walkway. Condo fees include everything -electricity, gas/heat, garbage, recycling, water, sewer, snow removal, landscaping and more! This condo is move-in ready and boasts total pride in ownership!