



161, 15 Everstone Drive SW  
Calgary, Alberta

MLS # A2325045



**\$369,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 589
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, Separate Entrance, Storage		
<b>Inclusions:</b>	Murphy Bed in Den		

This beautifully updated one-bedroom plus den offers the perfect opportunity to downsize without giving up comfort or convenience. The den includes a built-in Murphy bed, making it an ideal space for guests or a flexible home office. Warm hardwood floors flow through the main living areas, while the bedroom features brand-new carpet. The bright white kitchen has been tastefully refreshed with updated countertops, a modern backsplash, stainless steel appliances (excluding the dishwasher), and a generous walk-in pantry. The bathroom has also been upgraded with a walk-in shower, a newer vanity, and elegant marble countertops. In-suite laundry adds everyday ease, with a washer and dryer that are just over a year old. The unit is air-conditioned for summer comfort and includes an electric fireplace to take the chill off in winter. Natural Gas line on deck for natural gas BBQ's only. The building itself is exceptional, offering an impressive range of amenities that create a true sense of community. Residents enjoy multiple inviting sitting areas, guest suites for visitors, a craft room, workshop, car wash bay, wine-making room, pool table areas, a theater room, and a large party room available for private events. Libraries with both hard and soft-cover books are located throughout the building, and the amenities continue with an indoor swimming pool and a well-equipped fitness center. Outdoor spaces provide sunny spots to relax and unwind. Recent building upgrades include the replacement of all five elevators, currently underway, and a new roof installed last year. The location adds even more appeal, with convenient access to shopping and quick connections to Stoney Trail, making trips to the mountains effortless. This is a wonderful opportunity to enjoy comfortable living in a vibrant, amenity-rich community.