

\$350,000 - 446, 15 Everstone Drive Sw, Calgary

MLS® #A2260169

\$350,000

1 Bedroom, 1.00 Bathroom, 706 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

OPEN HOUSE WEDNESDAY, October 8, 2025
- 10:00am to 12:00pm (Noon) Welcome to 446
15 Everstone Drive SW, the best chance to
own a private, quiet and pristine top-floor
apartment in desirable Sierras of Evergreen.
With all utilities, exceptionally attractive
buildings, manicured grounds, and multiple
resort-level amenities included in the
condominium managed fees, living in the
Sierras is one of Calgary's 55+ community's
highest most sought-after exclusive ownership
lifestyle-rich opportunities - all buildings are
connected via the parkade, which has resident
Titled Parking, huge "powered" personally
assigned storage lockers (8'x5' interior), 5
elevator to access every building and amenity
from indoors - absolutely no convenience has
been left out! Situated in Building C (furthest
from the main entrance) and facing South over
the green walking paths behind, Unit 446 has
been lovingly maintained by its conscientious
resident, with central air conditioning, Energy
Star laundry machines, and won't last
long! Please view the virtual tour, iGuide Floor
Plans and beautiful photos, then visit to
experience the 700 square foot open layout,
complete with a large foyer and front closet,
wrapped kitchen that has corner pantry, eating
bar and room for a chopping block island if
desired, central dining or flex area, and large
living room with fireplace at the rear. Calgary's
sunny Chinook and summer weather can be
enjoyed on the 130 square foot deck, that
offers views from the West and East, so



year-round sunrise and sunsets too! To finish off the privacy spaces in the home, the Primary bedroom can accommodate the largest furnishings, and a 7'x5' walk-in closet, plus an almost 9'x5' laundry and storage room at the front create an optimised environment all around. The Sierras Updates and Unique Benefits begin with multiple outdoor Pergola/Gazebo Sitting areas, large lobby entry areas, several Guest Suites, Libraries, games or social seating, Entertainment/Recreation and Fitness areas including large indoor Pool, Work-out room, Billiards, Shuffleboard, Woodworking, Crafts, Winemaking, and other enjoyable activities, even heated Parkade Ramp and Car Wash. 2023-24 Vinyl Plank in Common areas/halls, and including guest suites, Theatre and electronic equipment. 2022 asphalt roofing (2012 other roofing), 2017 pool tables refurbished, newer weight and fitness machines/equipment, workshop machines and tools, furnishings, and ongoing maintenance or repairs are taken care of through the extensive reserve fund available. Exceptional management of the complex, grounds and included elements are greater than MOST independent homeowners and Corporations. This property will be available for viewing via ShowingTime and your favourite Realtor. Documents are in supplements for review.

Built in 2005

Essential Information

MLS® #	A2260169
Price	\$350,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	706
Acres	0.00

Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	446, 15 Everstone Drive Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5B5

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Park, Parking, Party Room, Picnic Area, Pool, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop, Gazebo
Parking Spaces	1
Parking	Parkade, Underground
# of Garages	1

Interior

Interior Features	French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer
Heating	Boiler, Fireplace(s), Forced Air, Make-up Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Courtyard, Garden, Private Entrance, Storage, Uncovered Courtyard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Views, Gazebo

Roof	Asphalt Shingle, Membrane
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	9
Zoning	M-2

Listing Details

Listing Office	CIR Realty
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