209 15 Everstone Drive SW

Calgary | Active | MLS® A2349145

$412,534









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**2005**	**992.16 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

Top-Floor Luxury & Resort-Style Living in Sierras of Evergreen

Experience top-floor comfort in the highly desirable 55+ Adult Living community AT SIERRAS OF EVERGREEN. Located in the quiet, coveted ‘A’ Building-this meticulously maintained 1-BEDROOM PLUS DEN, 2-BATHROOM condo spans 992 sq. ft. of bright, thoughtful design. Positioned on the top floor, Unit 209 benefits from an abundance of natural sunlight, a serene and peaceful setting, and a private patio perfect for container gardening.

Inside, the open-concept layout creates an effortless flow for everyday living and entertaining. The kitchen comes complete with an integrated breakfast bar that opens directly to the main living area and fireplace to add warmth and ambiance during cooler months, complemented by central air conditioning for year-round comfort. The primary bedroom features a walk-in closet and a private 3-piece ensuite, alongside a versatile den/bedroom, a full 4-piece main bath, and convenient in-suite laundry equipped with a washer and dryer.

Living in Building ‘A’ grants you immediate indoor access to an unparalleled suite of building amenities, including:

• INDOOR POOL & HOT TUB

• FITNESS CENTER

• THEATRE, LIBRARY, & GAMES ROOMS

• PARTY/BANQUET ROOM WITH KITCHEN & VARIOUS LOUNGE AREAS

• CRAFTING ROOM, WINE-MAKING ROOM, MEETING ROOM, & WORKSHOP

• GUEST SUITES FOR VISITING FRIENDS AND FAMILY

• ON-SITE CAR WASH BAY

Your monthly condo fees offer exceptional value by covering HEAT, ELECTRICITY, WATER, AND SEWER. The unit also includes TWO TITLED UNDERGROUND PARKING STALLS in the heated parkade and an assigned secure storage locker.

Situated in prime Southwest Calgary, this location offers ultimate convenience. Stroll to nearby daily amenities like Shopping, banks, and restaurants, or hop on the bus for quick connections to the C-Train and with fast access to Stoney Trail and Macleod Trail commuting across the city is effortless.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2349145
Bedrooms	1
Bathrooms	2
Year Built	2005
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	992.16 sq. ft.
Condo Fee:	$698.11
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Top
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	5

Year built:	2005 (Age: 21)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0511488
Heating:	Boiler, Fan Coil
New Constr.:	No
Construction Material:	Brick, Mixed, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric, Living Room, Mantle
Garage:	No
Garage Spaces:	2
Parking:	Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$105.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest

Condo Name:	Sierras of Evergreen
Community:	Evergreen (Calgary)
Amenities:	Car Wash, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Parking, Party Room, Trash, Visitor Parking, Workshop
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked
Inclusions:	2 Key Fobs, Vitrine.
Restrictions:	Age Restriction - 55+, Easement Registered On Title, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Balcony · 11'11" × 9'9" ·
Main Floor	Den · 10'7" × 8'5" ·
Main Floor	Breakfast Nook · 10'6" × 7' ·
Main Floor	Foyer · 13'7" × 5'9" ·
Main Floor	Kitchen · 11'2" × 10'1" ·
Main Floor	Laundry · 6'5" × 5'6" ·
Main Floor	Great Room · 22'9" × 15' ·
Main Floor	Bedroom - Primary · 12'8" × 11'1" ·
Main Floor	Walk-In Closet · 7'10" × 5'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar
Exterior Features:	Balcony, BBQ gas line, Courtyard
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S

Zoning:	M-2
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/209-15-everstone-drive-sw-calgary-a2349145/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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