



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

126 Everhollow Heights SW
Calgary, Alberta

MLS # A2264586



\$439,900

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,241 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 561
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks, Walk-In Closet(s)		

Inclusions:	N/A
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OPEN HOUSE Saturday October 25th from 1-3pm. Perfectly positioned in the heart of Evergreen, this fully developed four-level split townhome blends architectural interest with everyday livability. Designed for connection and convenience, you’re moments from Calgary’s major routes, public transit, shopping, and the serene pathways of Fish Creek Park. Inside, soaring ceilings and large windows flood the main living area with natural light, while new designer paint brings a fresh, elevated aesthetic. The generous kitchen and dining area are designed for connection - bright, open, and equipped with a new induction stove and refrigerator, perfect for hosting dinners or casual mornings at home. You’ll love the refined finishes: modernized carpet, window coverings, and wide plank flooring that lend warmth and texture to every level. Upstairs, a dual primary bedroom layout offers ultimate flexibility, with each suite complete with a full ensuite bath and walk-in closet. Downstairs, a flexible finished space adapts beautifully to your routine, whether it’s a morning workout, creative workspace, or evening unwind. Step out to your private deck with new maintenance-free decking and enjoy the calm of the interior courtyard, tucked away from the main road. A good-sized single attached garage with a new garage door adds everyday practicality and secure convenience. With effortless access to Stoney Trail and nature’s doorstep just beyond your own, this home offers an inspired balance of design, comfort, and connection.