



**GRASSROOTS**  
REALTY GROUP

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**166 Everhollow Heights SW**  
**Calgary, Alberta**

**MLS # A2276181**



**\$420,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 560
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home		

<b>Inclusions:</b>	N/A
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Beautiful sunny end-unit townhome located steps from Fish Creek Park. This low-maintenance townhouse backs onto a green space and features a private deck. The oversized living room offers 14-ft ceilings and tall windows for excellent natural light. Spacious kitchen with maple cabinets, upgraded laminate flooring, black appliances, and a bright breakfast nook. The home includes two primary suites, each with large closets and private ensuites. The lower-level flex space is ideal for a family room, office, gym, or playroom. Attached single garage plus driveway parking. Small pets allowed. Easy access in and out of the complex.