



GRASSROOTS
REALTY GROUP

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126 Everhollow Heights SW
Calgary, Alberta

MLS # A2277161



\$415,000

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,241 sq.ft.	Age:	2005 (21 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
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 561
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: Induction Stove

****OPEN HOUSE SUN JAN 11TH 2-4 PM**** 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 bedroom 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.