

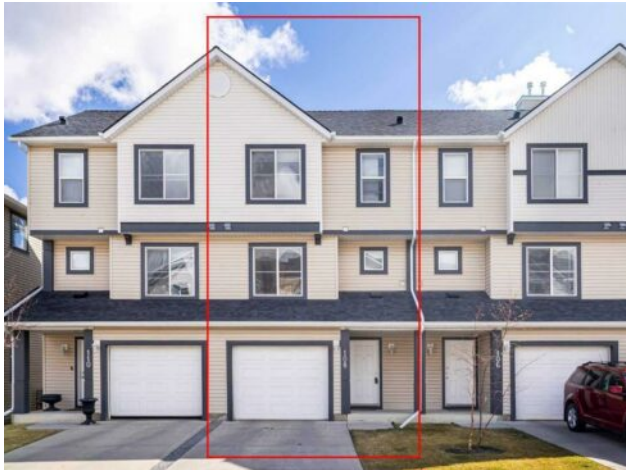


GRASSROOTS
REALTY GROUP

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108 Everhollow Heights SW
Calgary, Alberta

MLS # A2212793



\$419,990

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,233 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Front Yard, Greenbelt, Low Maintenance Landscape, Rectangular Lot | | |

| | | | |
|--------------------|--------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 564 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Open Floorplan | | |

Inclusions: N/A

Welcome to this beautifully maintained split-level townhouse, offering over 1,200 sq ft of above-grade living space, plus an additional 200 sq ft of finished space below grade—perfect for a home office, family room, or personal gym. Nestled in the highly sought-after Evergreen neighborhood, this spacious home combines thoughtful modern updates with an unbeatable location, making it ideal for first-time buyers, young professionals, or anyone looking to enjoy a vibrant, well-connected lifestyle. This lovely townhome complex sits in the heart of Evergreen, just minutes from Fish Creek Provincial Park, walking and biking trails, numerous playgrounds, schools, and transit options. You’ll also enjoy incredibly easy access to Stoney Trail, nearby shopping plazas, restaurants, and entertainment—including a movie theater and quick C-Train access for convenient trips downtown. Step inside through the attached garage or front door into a roomy entryway. Just a few steps up, you’re welcomed into a bright and airy living room filled with natural light from large windows, with direct access to your own private balcony—perfect for relaxing or entertaining. Up another short flight of stairs, the open-concept kitchen and dining area features ample cupboard space, a pantry, and plenty of room for hosting. A convenient two-piece bathroom on this level also includes in-suite laundry with a new washer and dryer. Upstairs, you’ll find two spacious bedrooms, each with its own private ensuite bathroom, providing excellent comfort and privacy for residents or guests. The finished basement offers a versatile bonus area, ideal as a home office, family room, or fitness space—whatever suits your needs. Recent upgrades and features include: New Dryer (2024), New Dishwasher (2024), Brand-New Electric Stove (2025), New

Garage Door Opener (Dec 2024), Hot Water Tank (2019), Freshly Painted Throughout. The attached garage keeps your vehicle protected, with additional parking available on the driveway and in visitor stalls. This well-maintained home delivers the perfect blend of comfort, style, and convenience, all set within the welcoming community of Evergreen.