

# \$839,900 - 45 Everhollow Avenue Sw, Calgary

MLS® #A2210668

**\$839,900**

4 Bedroom, 4.00 Bathroom, 2,480 sqft  
Residential on 0.10 Acres

Evergreen, Calgary, Alberta

Two-storey home in Evergreen presents over 3500 square feet of refined living space, including a fully developed basement, 4 bedrooms, and 3.5 bathrooms. The main level showcases a 9-foot ceiling, hardwood flooring, and a gas fireplace. The chef's kitchen is fully equipped with a sizable island featuring an eating bar, quartz countertops leading to the mud room. Sunny south-facing deck overlooking the verdant green space, an ideal setting for gatherings. Upstairs, discover a spacious bonus room, a primary bedroom boasting a generous walk-in closet, and a wonderful 5-piece ensuite bathroom. Two additional bedrooms and a well-appointed 4-piece bathroom complete the upper level. The finished basement offers a large bedroom, a recreational and 4-piece bathroom. Situated in a prime location with easy access to schools in Evergreen, the SW Ring Road, Fish Creek Park, and a host of amenities, this home is truly one-of-a-kind.

Built in 2011

## Essential Information

MLS® #	A2210668
Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	2,480
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	45 Everhollow Avenue Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5H3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	April 10th, 2025
Days on Market	11
Zoning	R-G

## **Listing Details**

Listing Office	Grand Realty
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