



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**149 EVERHOLLOW Heights, Calgary T2Y 5B3**

MLS®#: **A2153460**

Area: **Evergreen**

Listing Date: **08/07/24**

List Price: **\$439,999**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **1,360 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,256**  
Low Sqft:  
Ttl Sqft: **1,256**

DOM

**43**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Fruit Trees/Shrub(s),Front Yard,Low Maintenance Landscape,Greenbelt**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Chandelier,Closet Organizers,High Ceilings,Laminate Counters,Pantry,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`9" x 10`0"	2pc Bathroom	Third	
Dining Room	Third	9`11" x 7`7"	Kitchen	Third	10`11" x 10`2"
Living Room	Second	18`1" x 11`7"	3pc Ensuite bath	Level 4	
4pc Ensuite bath	Level 4		Bedroom	Level 4	11`11" x 11`1"
Bedroom - Primary	Level 4	12`10" x 12`4"	Game Room	Basement	12`10" x 10`9"

Furnace/Utility Room

Basement

4`8" x 10`11"

Legal/Tax/Financial

Condo Fee:  
**\$534**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d75**

Legal Desc: **0413572**

Remarks

Pub Rmks: **NEW PRICE! Welcome Home to Ashton Green! This lovely townhome complex is situated in the heart of Evergreen, with incredibly easy access out to Stoney Trail, a few blocks from the walking and biking paths of Fish Creek Park, shopping plazas and an abundance of schools for kids of all ages! Walking up you are greeted by a single attached garage plus a driveway for ease of two vehicles to park. There is also ample visitor parking for all your family and friends to come by. The entry level foyer is spacious, and leads up to your boasting living room with enormously tall ceilings and windows letting all the natural light shine in. Off this level is your private balcony, large enough for a full patio set and a BBQ. One floor up is your kitchen/dining domain. Kitchen has tons of storage, and the dining area is generous enough for the whole family. A half bathroom and laundry area complete this level. The upper level is comprised of TWO Primary Bedrooms, each with large sunny windows, their own en-suite bathrooms, and walk in closets. The lower level is fully complete and is setup for a secondary living/games room, a bar area, or utilize this space for a home office or storage. Book your private showing today!**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









**149 Everhollow Heights SW, Calgary, AB**

Main Floor Exterior Area 182.25 sq ft  
Interior Area 80.29 sq ft  
Excluded Area 242.25 sq ft



0 2 4 ft

PREPARED: 20240729



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**149 Everhollow Heights SW, Calgary, AB**

2nd Floor Exterior Area 538.00 sq ft  
Interior Area 538.09 sq ft



0 3 6 ft

PREPARED: 20240729



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**149 Everhollow Heights SW, Calgary, AB**

1st Floor Exterior Area 558.45 sq ft  
Interior Area 511.57 sq ft



0 3 6 ft

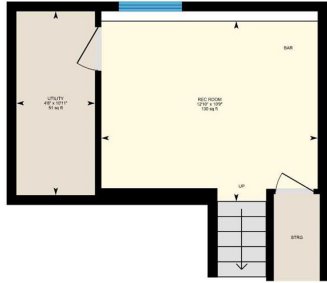
PREPARED: 20240729



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149 Everhollow Heights SW, Calgary, AB

Basement (Below Grade) Exterior Area 252.09 sq ft  
Interior Area 219.07 sq ft



0 2 4 ft

PREPARED: 2024/1/29

While regions are excluded from this floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

