



THE A-TEAM

RE/MAX FIRST

153 EVERHOLLOW Heights, Calgary T2Y 5B3

MLS@#: A2154667 Area: Evergreen Listing Date: 08/02/24 List Price: \$447,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2005
Lot Information
Lot Sz Ar: 1,410 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,257
Low Sqft:
Ttl Sqft: 1,257

DOM 47
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 4 Level Split
Parking
Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Low Maintenance Landscape, Landscaped, Street Lighting
Park Feat: Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Barbecue, Lighting
Construction: Vinyl Siding, Wood Frame
Flooring: Laminate, Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Dining Room, Bedroom, etc. with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:  
**\$534**

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

Zoning:  
**M-1 d75**

Legal Desc: **0413572**

Remarks

Pub Rmks: **Welcome to 153 Everhollow Heights. Close to schools, shopping, transit and the new ring road, this 4 level split townhouse has it all. Unlike most, this unit boasts 3 bedrooms making it perfect for families. Recently updated with a new furnace (2020), new washer and dryer (2023) and a new deck scheduled for September 2024. The living room has wonderfully high ceilings and large east facing windows to allow the morning sun to beam through. One level up is where you will find the open dining area and kitchen, perfect for family dinner or hosting guests. This floor also features a 2 pc bathroom with laundry. The top floor includes a Master Bedroom with 3 piece en-suite, 2 more ample sized bedrooms and 4 pc bathroom that was modernized in 2015. Finally, the basement includes a utility room, crawl space for storage and a family room which can double as an office or guest room. This property is a terrific opportunity for first time buyers looking to get in to owning, young or small families, or as an investor to add it to your rental portfolio! Call your realtor and book a private viewing today!**

Inclusions:  
Property Listed By: **BBQ  
TREC The Real Estate Company**

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







