



THE
A-TEAM

**RE/MAX
FIRST**

178 EVERHOLLOW Heights, Calgary T2Y 5B3

MLS®#: **A2160558**

Area: **Evergreen**

Listing Date: **08/29/24**

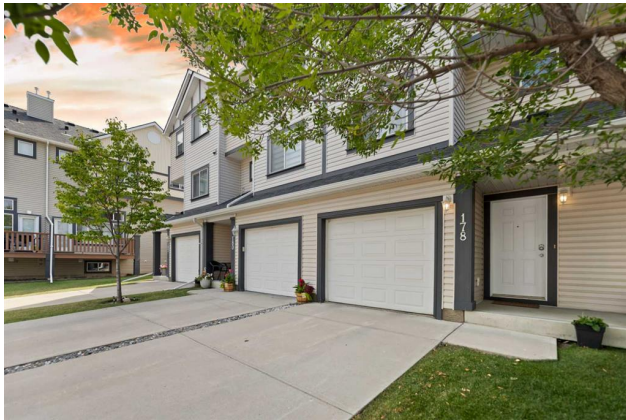
List Price: **\$424,424**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 26-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **1,257**

Low Sqft:

Ttl Sqft: **1,257**

Lot Information

Lot Sz Ar: **1,399 sqft**

Lot Shape:

DOM

85

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **Split Level**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Few Trees,Landscaped,Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding,Wood Siding

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Laminate Counters,No Smoking Home,Storage**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`1" x 10`11"
Kitchen	Second	11`0" x 10`3"
Bedroom	Third	12`1" x 10`11"
Furnace/Utility Room	Basement	9`11" x 4`4"
3pc Ensuite bath	Third	8`4" x 5`9"

Room	Level	Dimensions
Dining Room	Second	9`10" x 7`8"
Bedroom - Primary	Third	12`0" x 9`6"
Family Room	Basement	12`11" x 9`11"
2pc Bathroom	Second	7`10" x 4`11"
4pc Ensuite bath	Third	11`5" x 5`8"

Legal/Tax/Financial

Condo Fee:
\$537

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0413572**

Remarks

Pub Rmks: **This spacious split-level townhouse offers over 1,200 square feet of comfortable living space above grade, with an additional 200 square feet of developed space below grade. Nestled in the highly sought-after Evergreen community, this charming home provides easy access to Fish Creek Provincial Park, as well as numerous playgrounds, schools, and transit options. Enjoy the convenience of nearby bike and walking paths, and a short drive to shopping, restaurants, a movie theater, and the C-Train station for quick trips downtown or to the university. Upon entering the home, either through the front door or the attached garage, you're greeted by a roomy entryway that leads up to the bright and inviting living room. Large windows fill the space with natural light, and a door opens to the west-facing balcony, perfect for enjoying sunset views. Just a few steps up, the open-concept kitchen awaits, featuring ample cupboard space, a pantry, and a generous dining area. A convenient two-piece bathroom, which also houses the washer and dryer, completes this level. Upstairs, you'll find two spacious bedrooms, each with its own ensuite bathroom, providing comfort and privacy. The finished basement offers versatile space, ideal for use as an office or family room. The attached garage is perfect for your vehicle, with additional parking available in the driveway or in the designated visitor parking area. This well-maintained townhouse combines modern living with a fantastic location, making it an ideal home for anyone looking to enjoy all that Evergreen has to offer.**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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







