



THE
A-TEAM

**RE/MAX
FIRST**

20 EVERHOLLOW Way, Calgary T2Y 5B4

MLS®#: **A2179944** Area: **Evergreen** Listing **11/19/24** List Price: **\$440,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **1,141 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,270**
 Low Sqft:
 Ttl Sqft: **1,270**

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Mixed, Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer**
 Int Feat: **Built-in Features, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	18`2" x 12`1"	2pc Bathroom	Third	7`11" x 5`1"
Dining Room	Third	10`5" x 6`3"	Kitchen	Third	11`3" x 10`1"
3pc Ensuite bath	Level 4	5`11" x 8`5"	4pc Ensuite bath	Level 4	5`9" x 11`8"
Bedroom	Level 4	12`0" x 11`5"	Bedroom - Primary	Level 4	13`0" x 12`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$535

Fee Simple

M-1

Fee Freq:
Monthly

Legal Desc: 0413572

Remarks

Pub Rmks: **Welcome to your beautifully renovated 1200+ sq. ft. townhome, a true gem nestled in the sought-after community of Evergreen. This stunning home offers the perfect combination of modern updates and convenient living, making it the ideal place to call home. With its prime location, you'll enjoy proximity to schools, shopping and easy access to the ring road for seamless commuting. As you step inside through the attached garage, you're welcomed by a spacious and inviting foyer, designed with both style and practicality in mind. Moving into the bright and airy living room, you'll immediately notice the brand-new flooring, which adds a fresh and contemporary touch to the space—perfect for relaxing or entertaining guests. On the third level, you'll find the heart of the home: a brand-new kitchen that is truly a chef's dream. Bathed in natural light from its south facing windows, this space is equipped with premium appliances, sleek countertops, and ample storage, making meal preparation a delight. Whether you're hosting dinner parties or enjoying a quiet breakfast, this kitchen is sure to impress. Up on the fourth floor, you'll discover two generously sized bedrooms, each thoughtfully designed with its own private ensuite bathroom. These serene retreats offer both comfort and privacy, making them ideal for unwinding after a long day. This exceptional townhome has everything you've been searching for, from its modern upgrades to its unbeatable location. Call your favorite agent today and book a showing.**

Inclusions: n/a
Property Listed By: **MaxWell Capital Realty**

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











20 Everhollow Way SW, Calgary, AB

Main Floor Exterior Area 319.36 sq ft
Excluded Area 238.14 sq ft



PREPARED: 2024/11/15



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

20 Everhollow Way SW, Calgary, AB

2nd Floor Exterior Area 242.48 sq ft



PREPARED: 2024/11/15



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20 Everhollow Way SW, Calgary, AB

3rd Floor Exterior Area 325.10 sq ft



PREPARED: 2024/11/15



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20 Everhollow Way SW, Calgary, AB

4th Floor Exterior Area 401.72 sq ft



PREPARED: 2024/11/15



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20 Everhollow Way SW, Calgary, AB

Basement (Below Grade) Exterior Area 233.04 sq ft



PREPARED: 2024/11/15



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