



THE
A-TEAM

**RE/MAX
FIRST**

153 EVERHOLLOW Heights, Calgary T2Y 5B3

MLS®#: **A2195853** Area: **Evergreen** Listing **02/20/25** List Price: **\$424,900**
 Status: **Active** County: **Calgary** Change: **-\$12k, 08-Apr** 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: **Landscaped,Low Maintenance Landscape,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

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

Legal/Tax/Financial

Condo Fee:
\$561

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

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 Fresh paint (walls and trim - main living area, kitchen, basement, 2 main bedrooms), Painted garage interior, New deck - completed September 2024, Brand new appliances - stove, dishwasher, refrigerator - all delivered/installed on Feb 12/25 - never used, New washer/dryer - February 2023, Annual furnace and duct cleaning - completed Feb 11/25, Cleaning and replacement filter on humidifier - completed Feb 11/25, Professionally cleaned - all walls, floors, bathrooms, cupboards, blinds - Feb 16/25, New kitchen faucet, New toilet seats installed all bathrooms, New floor and wall vents - all rooms, New door bell installed. 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: **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









