

# \$839,900 - 45 Everhollow Avenue Sw, Calgary

MLS® #A2210668

**\$839,900**

4 Bedroom, 4.00 Bathroom, 2,480 sqft

Residential on 0.10 Acres

Evergreen, Calgary, Alberta

Two-storey home in Evergreen presents over 3500 square feet of refined living space, including a fully developed basement, 4 bedrooms, and 3.5 bathrooms. The main level showcases a 9-foot ceiling, hardwood flooring, and a gas fireplace. The chef's kitchen is fully equipped with a sizable island featuring an eating bar, quartz countertops leading to the mud room. Sunny south-facing deck overlooking the verdant green space, an ideal setting for gatherings. Upstairs, discover a spacious bonus room, a primary bedroom boasting a generous walk-in closet, and a wonderful 5-piece ensuite bathroom. Two additional bedrooms and a well-appointed 4-piece bathroom complete the upper level. The finished basement offers a large bedroom, a recreational and 4-piece bathroom. Situated in a prime location with easy access to schools in Evergreen, the SW Ring Road, Fish Creek Park, and a host of amenities, this home is truly one-of-a-kind.

Built in 2011

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2210668  |
| Price      | \$839,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 2,480       |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 45 Everhollow Avenue Sw |
| Subdivision | Evergreen               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 5H3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity                                                                             |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Range Hood, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas                                                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Finished, Full                                                                            |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 11               |
| Zoning         | R-G              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.