

# \$399,999 - 108 Everhollow Heights Sw, Calgary

MLS® #A2212793

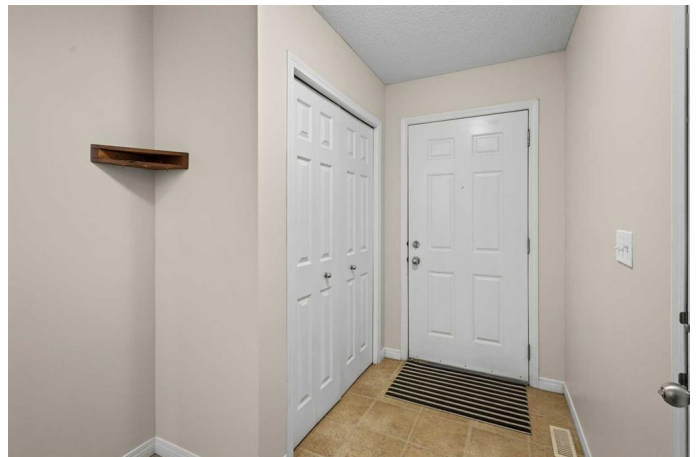
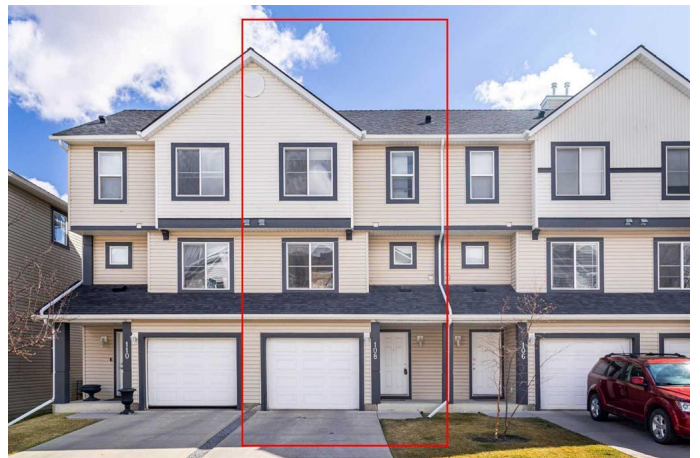
**\$399,999**

2 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Welcome to this beautifully maintained split-level townhouse, offering over 1,200 sq ft of above-grade living space, plus an additional 200 sq ft of finished space below grade—perfect for a home office, family room, or personal gym. Nestled in the highly sought-after Evergreen neighborhood, this spacious home combines thoughtful modern updates with an unbeatable location, making it ideal for first-time buyers, young professionals, or anyone looking to enjoy a vibrant, well-connected lifestyle. This lovely townhome complex sits in the heart of Evergreen, just minutes from Fish Creek Provincial Park, walking and biking trails, numerous playgrounds, schools, and transit options. You™ll also enjoy incredibly easy access to Stoney Trail, nearby shopping plazas, restaurants, and entertainment—including a movie theater and quick C-Train access for convenient trips downtown. Step inside through the attached garage or front door into a roomy entryway. Just a few steps up, you™re welcomed into a bright and airy living room filled with natural light from large windows, with direct access to your own private balcony—perfect for relaxing or entertaining. Up another short flight of stairs, the open-concept kitchen and dining area features ample cupboard space, a pantry, and plenty of room for hosting. A convenient two-piece bathroom on this level also includes in-suite laundry with a new washer and dryer. Upstairs, you™ll find two spacious



bedrooms, each with its own private ensuite bathroom, providing excellent comfort and privacy for residents or guests. The finished basement offers a versatile bonus area, ideal as a home office, family room, or fitness space—whatever suits your needs. Recent upgrades and features include: New Dryer (2024), New Dishwasher (2024), Brand-New Electric Stove (2025), New Garage Door Opener (Dec 2024), Hot Water Tank (2019), Freshly Painted Throughout. The attached garage keeps your vehicle protected, with additional parking available on the driveway and in visitor stalls. This well-maintained home delivers the perfect blend of comfort, style, and convenience, all set within the welcoming community of Evergreen.

Built in 2005

**Essential Information**

MLS® #	A2212793
Price	\$399,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	108 Everhollow Heights Sw
Subdivision	Evergreen
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y 5B4

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Low Maintenance Landscape, Rectangular Lot, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	21
Zoning	M-1

### Listing Details

Listing Office	Top Producer Realty and Property Management
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