$865,900 - 44 Everhollow Street Sw, Calgary

MLS® #A2229930

$865,900
3 Bedroom, 3.00 Bathroom, 2,557 sqft
Residential on 0.02 Acres

Evergreen, Calgary, Alberta

WALKOUT BASEMENT | BACKING ONTO GREEN SPACE & WALKING TRAIL | OVERSIZED PIE LOT | OVER 2,550 SQFT ABOVE GRADE, the research for your dream home is over, this over 2550 square foot home built on a huge pie lot (over 9000Sqft) with walkout basement backing onto walking path/ green belt.
the dramatic cathedral front entry preludes open concept main floor plan. Main floor features living room dining room combination along with main floor den. The flex room is ideal for home office, Kitchen features granite counters, huge island, stainless steel appliances, corner pantry all adjacent the rear dining room with door to balcony. Great room is accented by a tile trimmed corner gas fireplace. Upper level boasts three good sized bedrooms and spacious bonus room. Large master showcases walk-in closet and executive ensuite bathroom having soaker tub and separate shower. Granite counters throughout. Unspoiled basement ready for your future choice development. Basement can be easily developed as legal suite with the BP approved. Modern inviting interior and exterior colors. 9' ceilings. Exposed aggregate front driveway. Double attached front garage. Enjoy all of this and the benefit of walking distance to nearby parks and multiple elementary and middle schools, two of which don't even need road crossings. Less than a 10-minute walk to Fish Creek Provincial Park, a 5-minute drive to the LRT line (Fish Creek

station) for easy trips to work downtown, 5 mins away from the new Stoney Trail (ring road), so you can be in the mountains in under an hour and at Costco in 8 minutes. Easy access to all major routes, transit, shopping, walking/cycling paths & all other amenities

Built in 2012

Essential Information

MLS® #	A2229930
Price	$865,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,557
Acres	0.02
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Everhollow Street Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0K2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

	Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), No Neighbours Behind, Sloped Down, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	1
Zoning	R-G

Listing Details

Listing Office	Skyrock

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