

# \$714,900 - 171 Everhollow Way Sw, Calgary

MLS® #A2264818

**\$714,900**

3 Bedroom, 4.00 Bathroom, 1,712 sqft  
Residential on 0.08 Acres

Evergreen, Calgary, Alberta

PRICE IMPROVEMENT/MOVE-IN READY |  
WALKOUT BASEMENT | NEW UPPER DECK  
| OVER \$60,000 IN UPGRADES

-OPEN HOUSE ALERT- --Saturday Nov 1st  
1:00 PM -3:00 PM ---Sunday Nov 2nd 1:00 PM  
3:00 PM -Welcome to this beautifully updated  
family home, thoughtfully designed for comfort,  
style, and everyday functionality. The fully  
developed walkout basement adds incredible  
flexibility with concrete steps, a kitchenette,  
and a cozy fireplace, perfect for guests,  
extended family, or a private entertainment  
area.

Step outside to the brand-new upper deck  
(2025) featuring durable vinyl flooring, and  
enjoy the prime location just steps from a  
playground and within walking distance to  
three schools and Fish Creek Park. Inside,  
discover a modern kitchen with smart  
Whirlpool oven, smart Bosch dishwasher,  
smart lighting, and abundant cabinet storage,  
perfect for families who love to cook and  
entertain. The oversized heated double  
attached garage offers year-round comfort,  
and the upgraded laundry room includes an  
optional extra washer and dryer set.

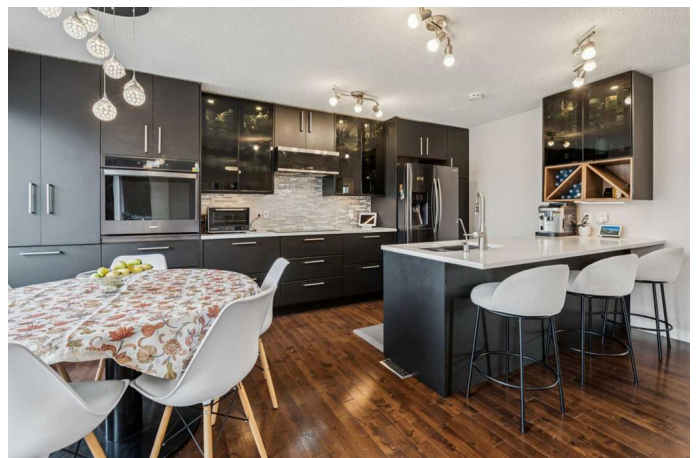
Additional Highlights:

Comprehensive smart security system (3 Yale  
locks, 2 Nest thermostats, 3 cameras,  
app-controlled, no monthly fees)

Roof replaced (2020)

New basement carpet (2024)

Attic insulation topped up (2024)



Freshly painted throughout

RPR compliant (2017)

This move-in ready home combines modern technology, thoughtful upgrades, and an unbeatable location, the perfect place to create lasting family memories.

Built in 2004

### **Essential Information**

MLS® #	A2264818
Price	\$714,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,712
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	171 Everhollow Way Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y4R7

### **Amenities**

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	4

### **Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 16th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
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