

\$724,900 - 171 Everhollow Way Sw, Calgary

MLS® #A2264818

\$724,900

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

Evergreen, Calgary, Alberta

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

-OPEN HOUSE ALERT- SATURDAY OCT 18
FROM 3:00-5:00 PM--SUNDAY OCT 19
11:00AM -1:00 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.

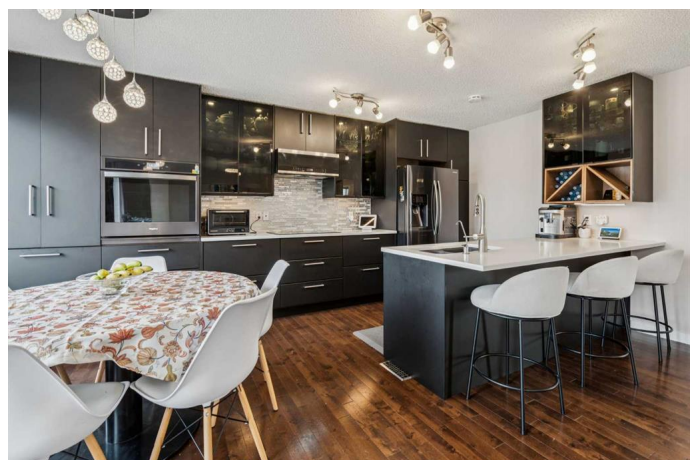
Additional Highlights:

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	\$724,900
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	Finished, 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	5
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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