

# \$799,900 - 140 Everhollow Way Sw, Calgary

MLS® #A2226710

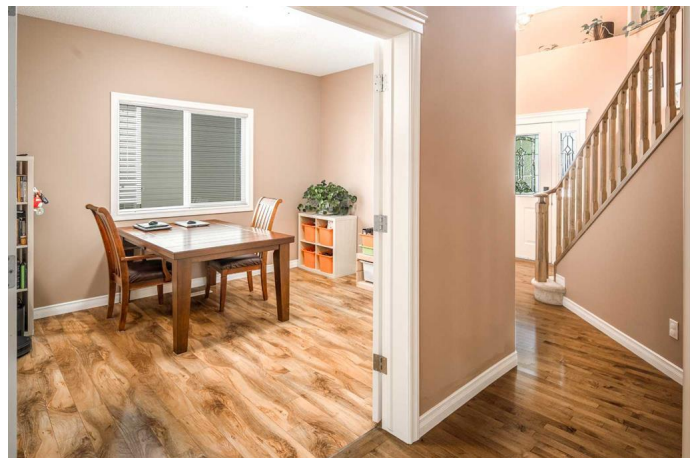
**\$799,900**

3 Bedroom, 4.00 Bathroom, 2,461 sqft  
Residential on 0.10 Acres

Evergreen, Calgary, Alberta

Open House June 7, Sat 1:00-4:00pm.  
Welcome to your beautiful home in the heart of Evergreen! Perfectly situated within walking or biking distance to Fish Creek Park and backing onto a peaceful greenbelt, this fully finished two-storey gem offers the ideal combination of location, comfort, and functionality. Just half a block from a playground, close to both public and Catholic elementary schools, and only five minutes from the shops and amenities of Shawnessy, this home has it all. Step inside to find a quiet main floor denâ€”perfect for a home officeâ€”alongside an open-concept living room, dining area, and kitchen thatâ€™s ideal for both everyday living and entertaining. A convenient main floor laundry room adds to the home's practicality. A dramatic staircase leads you to the upper level, where youâ€™ll discover three generously sized bedrooms, including one of the largest primary suites youâ€™ll ever seeâ€”complete with a luxurious 5-piece ensuite. A bright and airy bonus room adds even more flexible space for your family to enjoy. The fully finished lower level provides plenty of room to relax or entertain, whether you're gathering around the wet bar or enjoying a game night with friends and family. Additional highlights include central air conditioning for year-round comfort. Be sure to view the virtual tour and book your private showing today!

Built in 2004



## Essential Information

MLS® #	A2226710
Price	\$799,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,461
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	140 Everhollow Way Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4R7

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas

Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 1st, 2025
Days on Market	12
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	TrustPro Realty
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