

\$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.

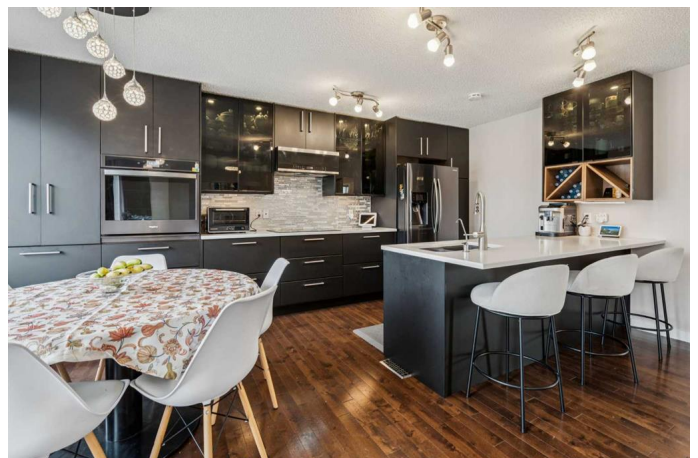
Additional Highlights:

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	19
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.