

**153 Everhollow Heights SW  
Calgary, Alberta****MLS # A2195853****\$424,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 561
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 153 Everhollow Heights. Close to schools, shopping, transit and the new ring road, this 4 level split townhouse has it all. Unlike most, this unit boasts 3 bedrooms making it perfect for families. Recently updated with Fresh paint (walls and trim &ndash; main living area, kitchen, basement, 2 main bedrooms), Painted garage interior, New deck &ndash; completed September 2024, Brand new appliances &ndash; stove, dishwasher, refrigerator &ndash; all delivered/installed on Feb 12/25 &ndash; never used, New washer/dryer &ndash; February 2023, Annual furnace and duct cleaning &ndash; completed Feb 11/25, Cleaning and replacement filter on humidifier &ndash; completed Feb 11/25, Professionally cleaned &ndash; all walls, floors, bathrooms, cupboards, blinds &ndash; Feb 16/25, New kitchen faucet, New toilet seats installed all bathrooms, New floor and wall vents &ndash; all rooms, New door bell installed. The living room has wonderfully high ceilings and large east facing windows to allow the morning sun to beam through. One level up is where you will find the open dining area and kitchen, perfect for family dinner or hosting guests. This floor also features a 2 pc bathroom with laundry. The top floor includes a Master Bedroom with 3 piece en-suite, 2 more ample sized bedrooms and 4 pc bathroom that was modernized in 2015. Finally, the basement includes a utility room, crawl space for storage and a family room which can double as an office or guest room. This property is a terrific opportunity for first time buyers looking to get in to owning, young or small families, or as an investor to add it to your rental portfolio! Call your realtor and book a private viewing today!