

\$788,800 - 9 Everhollow Avenue Sw, Calgary

MLS® #A2131301

\$788,800

4 Bedroom, 4.00 Bathroom, 2,145 sqft

Residential on 0.10 Acres

Evergreen, Calgary, Alberta

This meticulously maintained two-storey home in Evergreen presents over 2,900 square feet of refined living space, including a fully developed basement, 4 bedrooms, and 3.5 bathrooms. The main level showcases a 9-foot ceiling, hardwood flooring, expansive windows bathing the space in natural light, an open-concept living and dining area, and a gas fireplace with a high-quality mantel. The chef's kitchen is fully equipped with a sizable island featuring an eating bar, sleek quartz countertops, new stainless steel appliances (2022-2023), and a walk-through pantry leading to the mud/laundry room. From the luminous dining room, step out onto the sunny south-facing deck overlooking the verdant green space, an ideal setting for gatherings. Upstairs, discover a spacious bonus room with a tray ceiling, a primary bedroom boasting a generous walk-in closet, and a wonderful 5-piece ensuite bathroom. Two additional bedrooms and a well-appointed 4-piece bathroom complete the upper level. The newly finished basement offers a large bedroom, a recreational space with a wet bar, and a designer 4-piece bathroom. The home is equipped with a high-efficiency furnace and a Rinnai tankless hot water system, ensuring reduced heating costs. The roof was replaced in March 2022, while the 22' x 21' garage provides ample parking space. Situated in a prime location with easy access to schools in Evergreen, the SW Ring Road, Fish Creek Park, and a host of amenities, this



home is truly one-of-a-kind.

Built in 2008

Essential Information

MLS® #	A2131301
Price	\$788,800
Sold Price	\$810,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,145
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9 Everhollow Avenue Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5H3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 21st, 2024
Days on Market	11
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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