

**20 Everhollow Way SW**  
**Calgary, Alberta**

**MLS # A2179944**



**\$440,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Mixed, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Quartz Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 535
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** n/a

Welcome to your beautifully renovated 1200+ sq. ft. townhome, a true gem nestled in the sought-after community of Evergreen. This stunning home offers the perfect combination of modern updates and convenient living, making it the ideal place to call home. With its prime location, you'll enjoy proximity to schools, shopping and easy access to the ring road for seamless commuting. As you step inside through the attached garage, you're welcomed by a spacious and inviting foyer, designed with both style and practicality in mind. Moving into the bright and airy living room, you'll immediately notice the brand-new flooring, which adds a fresh and contemporary touch to the space—perfect for relaxing or entertaining guests. On the third level, you'll find the heart of the home: a brand-new kitchen that is truly a chef's dream. Bathed in natural light from its south facing windows, this space is equipped with premium appliances, sleek countertops, and ample storage, making meal preparation a delight. Whether you're hosting dinner parties or enjoying a quiet breakfast, this kitchen is sure to impress. Up on the fourth floor, you'll discover two generously sized bedrooms, each thoughtfully designed with its own private ensuite bathroom. These serene retreats offer both comfort and privacy, making them ideal for unwinding after a long day. This exceptional townhome has everything you've been searching for, from its modern upgrades to its unbeatable location. Call your favorite agent today and book a showing.