

**58 Everhollow Avenue SW**  
**Calgary, Alberta**

**MLS # A2227890**



**\$769,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,365 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Smoking Home, See Remarks, Soaking Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

**\*\*OPEN HOUSE\*\*** Sunday June 8th 12pm-3pm\*\*Welcome to this beautifully updated 4-bedroom, 2.5-bathroom home located in a vibrant, family-friendly community just steps from Fish Creek Park. Surrounded by scenic bike paths, green spaces, and close to schools, this home offers the perfect balance of nature and convenience. The main floor features a private home office, a flexible formal dining room (perfect as a playroom), and a bright kitchen with modern painted cabinetry, a corner pantry, granite countertops, and stainless-steel appliances that opens to a sunny breakfast nook overlooking the private backyard. The spacious living room is ideal for entertaining or cozy nights in. Upstairs, the primary suite includes a tranquil retreat area and a walk-in closet that's truly a dream. Three additional bedrooms offer plenty of space for kids, guests, or hobbies. The unfinished basement is ready for your personal touch. Major exterior upgrades were completed in 2023, including a new roof, siding, eavestroughs, and downspouts. Other improvements include the hot water tank (2023) and an attic enhancement to improve ventilation. This is a warm, welcoming home &mdash;perfect for growing families and outdoor lovers alike. Book your private tour today.