

# \$809,000 - 48 Everhollow Street Sw, Calgary

MLS® #A2221909

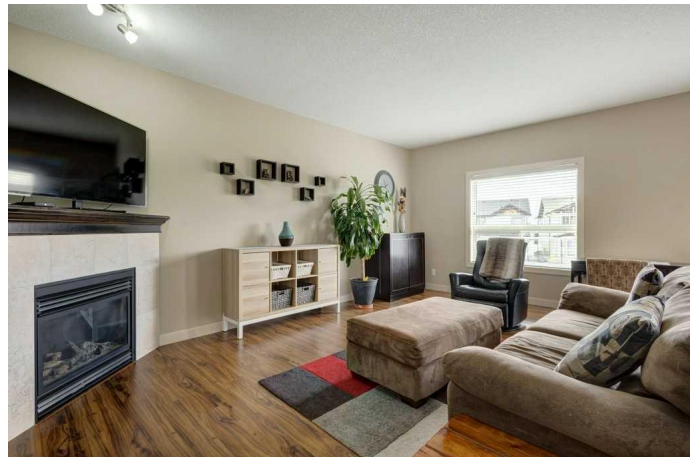
**\$809,000**

3 Bedroom, 4.00 Bathroom, 2,049 sqft

Residential on 0.14 Acres

Evergreen, Calgary, Alberta

\*\*\* PRICE ADJUSTMENT \*\*\* Tucked into a quiet street in the sought-after Emerald Estates of Evergreen, this fully developed walkout home backs directly onto a wide green space and walking path, offering a rare blend of privacy, outdoor connection and everyday function. Set on a huge pie lot with rear SE exposure, the backyard is a dream for active families—fully fenced, beautifully landscaped and complete with a full-width upper deck and a covered lower patio, both offering generous outdoor living space and effortless connection to the green space beyond. Inside, the layout has been thoughtfully designed for real-life flexibility, with cathedral ceilings welcoming you into a bright foyer. The open-concept kitchen encourages culinary adventures featuring granite countertops, stainless steel appliances, a walk-in pantry and an island with bar seating—perfect for quick breakfasts or gathering with friends. A cozy gas fireplace anchors the adjacent living room, while the dining area enjoys clear views of the backyard and green space beyond. A powder room and a convenient mudroom complete the main floor. Upstairs, you'll find a spacious bonus room ideal for movie nights, playtime or a quiet home office setup. Three generously sized bedrooms are all located on this level, including the well-appointed primary retreat with a large walk-in closet and a private 4-piece ensuite featuring a deep soaker tub and separate shower. An additional 4-piece bathroom adds to the home's practical



appeal. The fully finished walkout basement extends your living space with a wide open rec room, perfect for a home gym, play area, or entertaining zone. A full 3-piece bathroom further adds to your comfort and convenience. Additional highlights include hot water on demand, a double attached garage, and excellent access to schools, playgrounds, and the extensive pathway network. With easy proximity to Stoney Trail, commuting is streamlined while keeping you connected to nearby amenities. This is a rare opportunity to secure a move-in ready home in one of Calgary's most family-friendly communities, where outdoor space, flexibility, and comfort come together.

Built in 2012

**Essential Information**

MLS® #	A2221909
Price	\$809,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,049
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	48 Everhollow Street Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Y 0K2

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Aggregate  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame, Cedar, Stone  
Foundation Poured Concrete

### Additional Information

Date Listed May 16th, 2025  
Days on Market 42  
Zoning R-G

### Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.