



GRASSROOTS
REALTY GROUP

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56 Evansview Park NW
Calgary, Alberta

MLS # A2214273



\$899,999

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,735 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry		

Inclusions:	NONE
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Location! Location! Location! Welcome to this spacious 4-bedroom, 2.5-bathroom home featuring over 2,700 sq ft of thoughtfully designed living space in the desirable community of Evanston NW. This two-storey property offers exceptional quality throughout, with two spacious living areas, a formal dining room, a dedicated home office, and a modern kitchen equipped with granite countertops, stainless steel appliances, and a walk-in pantry. Upstairs boasts four generously sized bedrooms, a large bonus/family room, upper-level laundry, and a luxurious primary suite complete with a 5-piece ensuite and walk-in closet. An oversized double attached garage, high-end finishes, and a location adjacent to a community playground make this the perfect home for families seeking both comfort and convenience. Ideally situated in one of Evanston's quietest areas—close to top-rated schools, major shopping, parks, Stoney Trail, and transit access. Don't miss this opportunity—homes like this rarely come up! Contact your favourite realtor today. This property is vacant and ready for you to view anytime at your convenience.