



GRASSROOTS

REALTY GROUP

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**176 Evansview Gardens NW
Calgary, Alberta**

MLS # A2287536



\$429,888

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,498 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 399
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: NONE

Lovely 3-storey END UNIT located in a quiet complex in Evanston. Upon entering, you're welcomed by a bright foyer with convenient access to the 2-car attached garage. Head up to the main level where you'll find a bright, open-concept floor plan featuring 9-foot ceilings. The spacious living room offers hardwood flooring and an abundance of natural light from the patio doors leading to a private balcony that overlooks a peaceful greenspace and park—perfect for relaxing or hosting family BBQs this summer. The kitchen is ideal for family cooking, complete with ceramic tile flooring, rich dark cabinetry, a stylish tile backsplash, a breakfast bar, and stainless steel appliances. A cozy dining area and a 2-piece bathroom complete this floor. Upstairs, you'll find a generous primary suite with a 3-piece ensuite and large closet, along with two additional well-sized bedrooms, a main 4-piece bath, and a conveniently located laundry room