



**579 Evanston Link  
Calgary, Alberta**

**MLS # A2298576**



**\$365,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Rear, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Paved, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 219
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Welcome to 579 Evanston Link NW...a fantastic townhome, in the sought-after community of Evanston. If walkability is important to you, this one is just around the corner from all the Evanston amenities. Also, if you are using a car, there is quick access in and out of the community via Stoney trail as well. It's a really convenient location within the community. Inside, the home features an open main floor where the kitchen flows directly into the dining and living areas. Outfitted with hardwood floors, quartz countertops, and stainless steel appliances, the main level is really awesome. A shaded, east-facing balcony is your own private outdoor space, and a 2 piece guest bath on the entry level is super convenient. The upper floor has two well-proportioned bedrooms. The primary suite includes its own private ensuite, while the large second bedroom sits directly adjacent to the main four-piece bath. Completing the package is an attached single garage supplemented by plenty of street parking for guests. To see our 360 Tour as well as extra details about this fantastic Evanston townhome, click the links below.