



**540 Evanston Link NW  
Calgary, Alberta**

**MLS # A2302270**



**\$585,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this beautifully designed 2-storey half duplex offering 1,525 sq ft of modern, functional living space. This home features 3 spacious bedrooms and 3 bathrooms. The open-concept main floor showcases a bright kitchen with a large island, quartz countertops, and seamless flow into the living and dining areas—ideal for entertaining. Upstairs, the generous primary bedroom retreat includes a walk-in closet and a luxurious 5-piece ensuite, providing the perfect private escape. The convenience of an upper-level laundry area with washer and dryer adds to the thoughtful layout. Enjoy a mix of quality finishes including laminate flooring on the main level, along with carpet and ceramic tile throughout the home. Step outside to a fully fenced, landscaped yard designed for low maintenance, complete with garden doors leading to a private deck—perfect for summer gatherings. Additional highlights include a charming front veranda, back alley access, air conditioning, and two outdoor parking stalls. A fantastic opportunity to own a stylish and practical home in a desirable community! Brand new roof summer of 2025.