



**28 Evansview Manor NW  
Calgary, Alberta**

**MLS # A2302691**



**\$715,800**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Rectangular Lot, See Remarks, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Open House Sunday, May 3rd 1-3pm. Step into this beautifully maintained, move-in ready family home offering a bright and inviting open-concept layout with 3 spacious bedrooms and 2.5 bathrooms. Designed for everyday comfort and functionality, the main floor features 9' ceilings, rich hardwood flooring, and a welcoming living room with a cozy gas fireplace—perfect for both relaxing evenings and entertaining guests. The sun-filled kitchen is a standout, complete with granite countertops, abundant cabinetry, a walk-in pantry, and a huge island with breakfast bar seating. The adjacent dining area opens onto a sunny west-facing deck, perfect for outdoor gatherings. Thoughtful touches like custom window coverings add style and sophistication throughout. A main floor office or computer nook provides a convenient work-from-home space, while the functional mudroom with direct garage access keeps daily life organized and efficient. Upstairs, you'll enjoy the large bonus/family room, convenient upper-level laundry with extra storage, and three generously sized bedrooms. The primary bedroom is a true retreat, featuring city views and a spa-inspired 5-piece ensuite with a jetted tub, separate shower, dual sinks, and a spacious walk-in closet. The partially framed basement offers excellent potential for future development. Recent exterior updates include shingles and siding (replaced 2024), provide added peace of mind. Ideally located in a family friendly neighborhood - close to parks, playground, schools, shopping, and major commuter routes. An excellent opportunity to call your next home!