



**551 Evanston Link NW
Calgary, Alberta**

MLS # A2312371



\$419,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,248 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: N/A

Outstanding opportunity to own a beautifully maintained townhome boasting a Rare Double Attached Garage in the vibrant community of Evanston! Stepping inside this modern 4-level split layout, you will be captivated by the soaring 13-foot ceilings and massive southwest-facing windows that flood the open living room with incredible natural light. The gorgeous modern kitchen features pristine white cabinetry, premium quartz countertops, a chic tile backsplash, and a newer range hood fan, seamlessly flowing into a spacious dining area. Upstairs, discover two bright master suites, each complete with its own private ensuite bath and walk-in closet, plus a conveniently located upper laundry area. A standout feature is the private, fully fenced front patio/courtyard, offering a rare and perfect outdoor space for relaxation, container gardening, or pets. Includes a full basement with immense potential for future customization and abundant storage. Enjoy a maintenance-free lifestyle within walking distance to schools, parks, transit, and major shopping. A true must-see! Note: Kitchen water filtration system and faucet are excluded from the sale.