



**94 Evansdale Common NW
Calgary, Alberta**

MLS # A2313706



\$749,000

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|------------------|---|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,629 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Level, Rectangular Lot | | |

| | | | |
|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters | | |

Inclusions: None

Welcome to this beautifully maintained home offering over 2,600 sq. ft. of living space, plus an unspoiled basement ready for your future plans, whether it's a home gym, theatre room, extra bedrooms, or a space designed entirely for your lifestyle. Freshly painted and featuring brand new carpet on the second floor, this move-in ready home has been lovingly cared for throughout the years. The main floor offers a spacious layout with a large kitchen, oversized centre island, and plenty of room for family gatherings, everyday living, and entertaining. Upstairs, you'll find 3 generous bedrooms, 2.5 bathrooms, and a large bonus room perfect for movie nights, a kids' play area, home office, or an additional family space to unwind. Tucked away on a quiet street with no sidewalk to shovel during the winter, this home offers both convenience and low-maintenance living. Enjoy being within walking distance to St. Josephine Bakhita School, playgrounds, walking paths, transit, and nearby amenities. With easy access to major roads, commuting around the city is simple and convenient. A well-cared-for home in a family-friendly location, ready for its next chapter. **FEATURES: NEW ROOF, NEW SIDINGS, NEW GARAGE DOOR, NEW CARPET, FRESHLY PAINTED***VIRTUAL TOUR AVAILABLE*****