



**573 Evanston Link NW  
Calgary, Alberta**

**MLS # A2321087**

**\$359,500**



<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** none

THIS THREE STORY ROW TOWN HOUSE LOCATED IN FRIENDLY NEIGHBOR HOOD OF EVANSTON. IDEAL FOR FIRST TIME YOUNG BUYERS, DOWN SIZERS AND INVESTORS. BUILT IN 2021, VERY CLEAN, MOVE IN CONDITION, AVAILABLE FOR IMMEDIATE POSSESSION. TOTAL 2 BED ROOMS & 2.5 BATH ROOMS. MAIN FLR FEATURES FOYER, 2PCE BATH, CLOSET AND UTILITY ROOM WITH TANKLESS HOT WATER. 2ND LEVEL WITH DECENT SIZE KITHCHEN WITH AMPLE CABINETS, QUARTZ COUNTER TOP WITH BEAUTIFUL BACK SPLASH AND BALCANY WITH GAS HOOK UP. 3RD LEVEL COMES WITH TWO GOOD SIZE BED ROOMS. PRIMARY BED ROOM WITH 4PCE ENSUITE BATH ROOM, ANOTHER 4PCE BATH ROOM. SINGLE ATTACHED CAR GARAGE, BIG ENOUGH FOR FULL SIZE PICK UP TRUCK. CLOSE TO ALL AMENITIES LIKE PUBLIC TRANSPORTATION, SHOPPING, SCHOOLS, STONEY TRAIL ETC., MUST BE SEEN TO BE APPRECIATED.