



GRASSROOTS
REALTY GROUP

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540 Evanston Link NW
Calgary, Alberta

MLS # A2321878



\$549,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,555 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: na

NEW PRICE Welcome to this beautifully maintained, super clean, and thoughtfully upgraded half duplex in the highly sought-after community of Evanston! Offering over 1,554 sq. ft. of stylish developed living space, this 3-bedroom, 3-bathroom home is perfect for families, first-time buyers, or investors alike. The bright and open main floor features a fantastic layout designed for everyday living and entertaining. The upgraded kitchen boasts sleek quartz countertops, a large island, a coffee bar, modern finishes, stainless steel appliances, a breakfast bar, and a spacious pantry, all overlooking the dining and living areas. Large windows fill the home with natural light, creating a warm and inviting atmosphere throughout. Whether hosting family gatherings or entertaining friends, this space is designed to bring people together. Upstairs, you'll find a generous primary retreat complete with a walk-in closet and luxurious 5-piece ensuite, along with two additional bedrooms, a full bathroom, and the convenience of upper-floor laundry. The undeveloped basement is roughed-in and ready for your future design ideas, offering endless possibilities to create additional living space tailored to your needs. Outside, enjoy the fully fenced and landscaped yard with a private deck, perfect for summer BBQs and relaxing evenings. The property also offers back lane access with plenty of room to build a future double garage. Additional features include air conditioning, a charming front veranda, two rear parking stalls, and a brand-new roof (2025). Ideally located in the family-friendly community of Evanston, close to schools, parks, pathways, playgrounds, shopping, and major commuter routes. This is an exceptional opportunity to own a move-in-ready home in one of NW Calgary's most desirable neighbourhoods. Book your private viewing now or check out the virtual tour!

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