



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6 Evanspark Manor NW Calgary, Alberta

MLS # A2327373



\$549,900

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,634 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE SUNDAY, JULY 19 FROM 11-1!! Positioned in the family oriented community of Evanston, this 3+1 bedroom residence offers nearly 2,300 sq ft of comfortable freshly painted living space, complemented by a sunny west facing back yard. The main level features newly refinished hardwood floors and a spacious living room that flows seamlessly into the kitchen, which is finished with granite countertops, an island/eating bar, ample cabinetry including a walk in pantry, and stainless steel appliances. The casual dining area overlooks the back yard, creating an inviting space for everyday meals. A versatile flex room just off the living area is ideal for a home office, and a 2 piece powder room completes the main floor. Upstairs, a generous bonus room anchors the second level, along with three well sized bedrooms, a 4 piece main bath, and convenient laundry facilities. The primary suite offers a walk in closet and a private 5 piece ensuite with dual sinks, a relaxing soaker tub, and a separate shower. The fully developed basement extends the living space with a large family/recreation room, a fourth bedroom, and a 4 piece bath—perfect for guests or growing families. Additional highlights include the west exposed back yard and a single attached garage. Set directly across from Evanston Athletic Field and close to schools, parks, shopping, public transit, and effortless access to Stoney Trail, this home delivers both comfort and convenience. Immediate possession is available.