



GRASSROOTS
REALTY GROUP

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58 Evansview Road NW
Calgary, Alberta

MLS # A2328123



\$425,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,517 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Rear, Insulated, On Street		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Bright Corner Unit Townhome in Desirable Evanston! Move right into this lovingly maintained corner-unit townhome in the sought-after community of Evanston. Offering an expanded floor plan and additional side windows, this home is filled with natural light and provides a spacious, welcoming atmosphere. The open-concept main floor features a functional kitchen with maple cabinetry, ample counter and cupboard space, a pantry, and a raised eating bar that flows seamlessly into the dining area and bright living room. Beautiful hardwood flooring, 9-foot ceilings, a convenient study nook/den, and a 2-piece powder room complete this level. Step outside onto the private balcony with a gas line for your BBQ, perfect for relaxing or entertaining during the summer months. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a full ensuite. A second full bathroom and conveniently located stacked laundry complete the upper level. The fully drywalled double tandem garage offers excellent storage, including an extra-wide storage nook, while the driveway provides additional off-street parking. Ample visitor and street parking are also available for guests. Ideally located close to parks, pathways, schools, shopping, grocery stores (Costco), restaurants and public transit, everything you need is within walking distance. Commuting is easy with quick access to Stoney Trail, Deerfoot Trail, Country Hills Boulevard, and Beddington Trail. This move-in-ready home offers comfort, convenience, and an unbeatable location. Don't miss your opportunity to own this fantastic property—book your private showing today! Recent Appliance Upgrades includes an induction range and microwave hood fan (2024), a Bosch dishwasher (2025), and an Electrolux Series 6 washer and dryer (2023). Upgrades: Cat5 Networking thru the house ,

