



GRASSROOTS
REALTY GROUP

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283 Evansdale Way NW
Calgary, Alberta

MLS # A2330164



\$530,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Situated in the family-friendly community of Evanston, this well-maintained 2-storey offers 1,314 sq ft of above-grade living space with 3 bedrooms, 2.5 bathrooms, and a long list of recent updates including new siding, a new roof (2025), fresh paint, and new lighting throughout. The main floor is thoughtfully laid out with a living room featuring a gas fireplace at the front of the home. A central hallway leads past a 2-piece bathroom with main floor laundry and additional storage before flowing into the bright kitchen and dining area, complete with sliding doors to the backyard. Upstairs you will find three well-sized bedrooms, a 4-piece main bathroom, and a primary bedroom with a private 3-piece ensuite. The full, framed basement offers excellent development potential, and the back lane provides a great opportunity to add a garage in the future. Close to parks, schools, and shopping, this property checks a lot of boxes for buyers looking for a solid home in an established northwest community.