



GRASSROOTS
REALTY GROUP

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79 Evansview Gardens NW
Calgary, Alberta

MLS # A2334811



\$412,500

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,273 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry		
Inclusions:	N/A		

Welcome to 79 Evansview Gardens NW, a bright and practical 3 level townhome designed with young families in mind. On the ground level you'll find a versatile space that includes a double-car garage. The current owner is using half of the garage as a temporary office, but this is not its intended purpose, it is a full double car garage that easily accommodates two vehicles plus storage. The main floor is where family life happens. The open concept living, dining, and kitchen area features warm dark hardwood floors and flows beautifully together so kids can play while parents cook or relax. Large patio doors open onto a private balcony with lovely views of green space and the hills, ideal for morning coffee, summer BBQs, or simply watching the kids play outside. Upstairs, both bedrooms have their own ensuite bathroom, making busy mornings and bedtime routines much easier. The primary bedroom offers a walk-in closet and a modern 3 piece ensuite, while the second bedroom has its own full 4-piece bathroom. Laundry is also conveniently located on this floor, so no more carrying baskets up and down stairs. This home gives your family room to grow, privacy when you need it, and outdoor space to enjoy. Located in a quiet residential community with easy access to parks, schools, and everyday amenities. Move in ready and waiting for its next family. Book your private showing today, you'll feel right at home.