



GRASSROOTS
REALTY GROUP

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126 Evansdale Link NW
Calgary, Alberta

MLS # A2337483

\$550,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,255 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Lawn, Level, Rectangular Lot		

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

Inclusions: n/a

This charming and well-maintained home offers a functional layout, thoughtful updates, and a fantastic family-friendly location. The inviting front porch is the perfect spot to enjoy your morning coffee and the peaceful surroundings. Inside, you'll find 9-ft ceilings throughout the main floor and a cozy gas fireplace in the front living room. The kitchen features stainless steel appliances, a center island with breakfast bar, and a built-in pantry. The dining area overlooks the spacious backyard and opens onto the back deck with stamped concrete—ideal for summer BBQs and entertaining. A convenient main-floor laundry area with additional storage and a 2-piece bathroom completes the main level. Upstairs offers two good-sized bedrooms and a 4-piece bathroom. The spacious primary bedroom has plenty of room for a king-size bed and comfortable furnishings. The basement adds valuable extra living space with an entertainment area, electric fireplace, and a developed bathroom with shower. It's a great space for older kids, a home office, recreation area, or guests. The home has been thoughtfully updated over the years, including a new roof (2025), professionally painted main floor (2026), new fridge (2026), microwave (2023), dishwasher (2022), vinyl flooring on the main floor and carpet upstairs (2022), air conditioning (2021), and hot water tank (2019). Ceiling texture has also been updated throughout. Outside, enjoy a professionally landscaped, low-maintenance backyard with stamped concrete and mature trees. The property also offers a double rear parking pad with paved alley access and a garden shed for additional storage. Location is a major highlight! Four schools—two public and two Catholic—are within walking distance, with an additional public elementary school currently under construction. A playground is just

around the corner, along with a popular local tobogganing spot. Shopping, parks, playgrounds, and other everyday amenities are all conveniently nearby. A great opportunity for first-time buyers, young families, or anyone looking for a move-in-ready home in a convenient Calgary community. Book your viewing today!