



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

75 Evanston Hill NW
Calgary, Alberta

MLS # A2345164

\$475,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,533 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

Welcome to 75 Evanston Hill NW, a beautifully maintained semi-detached home offering modern comfort, stylish finishes, and exceptional value in one of Calgary's most sought-after family communities. Built in 2018, this move-in-ready home features a NEW ROOF(February 2025), FRESH PAINT throughout, BRAND-NEW CARPET on the upper level and NEW QUARTZ kitchen countertops. The bright and functional main floor features durable vinyl flooring throughout and an inviting open-concept layout that seamlessly connects the living room, dining area, and kitchen, making it perfect for both everyday living and entertaining. The kitchen is designed with functionality in mind, offering ample cabinetry, a corner pantry, and beautiful new quartz countertops. A dedicated main-floor office provides the ideal space for working from home, studying, or managing daily household activities. Upstairs, the spacious primary suite serves as a private retreat, complete with a generous walk-in closet and a well-appointed 4-piece ensuite bathroom. Two additional well-sized bedrooms offer flexibility for children, guests, or a second home office and are conveniently served by another full 4-piece bathroom. The upper-level laundry adds everyday convenience and functionality. The unfinished basement presents endless possibilities for future development, allowing you to customize the space to suit your lifestyle and needs. Step outside to enjoy the sunny WEST-facing backyard, perfect for entertaining, relaxing, and enjoying Calgary's beautiful summer evenings. The yard features a fire pit area, creating the perfect gathering spot for family and friends. Rear lane access offers convenient parking, with room for one vehicle inside the fenced yard and a second parking space outside the fence. Ideally located near parks, playgrounds, schools, shopping, restaurants, transit, and major commuter

routes, this home offers the perfect blend of style, functionality, and convenience. This home benefits from exciting NEW AMENITIES! Enjoy the convenience of living near the NEWLY opened EVANSTON HEIGHTS SCHOOL, a modern CBE middle school serving Grades 4-9 with a capacity of approximately 925 students and the upcoming SYMONS VALLEY CENTRE, featuring a new 15,000 sq. ft. public library, community green spaces, and future retail amenities, enhancing the appeal and value of this vibrant family-friendly community. This turnkey Evanston home is ready for its next owners. Don't miss this fantastic opportunity!