188 Evanston Hill NW
Calgary, Alberta

MLS # A2251636
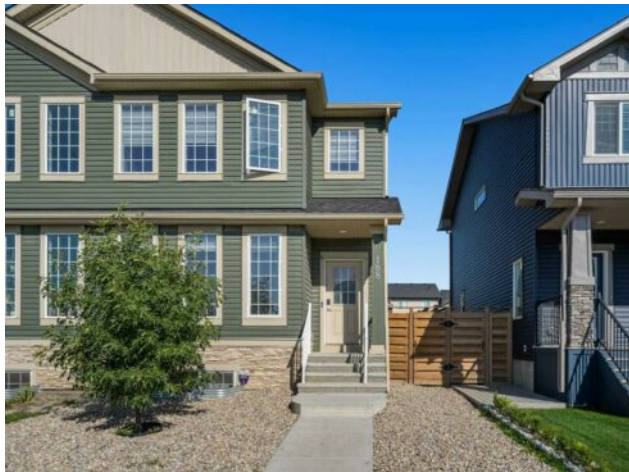
$579,900

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,750 sq.ft.	**Age:**	2019 (6 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Treed		

Heating:	Central, High Efficiency	**Water:**	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete, Slab	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Storage, Tile Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A

OPEN HOUSE SEPT 21st 1-4 pmPRICE REDUCED FOR QUICK SALE. Welcome to this charming two-storey home designed for comfort and functionality. It is the award-winning Concord by Broadview Homes. It has the biggest garage in the stretch of semi-detached duplexes. You will fall in love with this beautiful 3-bedroom home, along with an additional Flex room. The versatile flex room will be an ideal home office, playroom, or guest space. You then walk into the exquisite kitchen, with its quartz countertops and beautiful cabinetry. A stainless electric stove, dishwasher,microwave, and refrigerator complete the kitchen. The spacious living room and dining area complete the beautiful main floor of this home. The Upper floor has 2 well-sized bedrooms with its 3-piece bathroom. This floor also features a bright, expansive primary bedroom retreat with a 5-piece en-suite for added privacy and relaxation. The basement is unfinished and awaits your creative abilities to turn it into a living space as well. The home is located in Evanston, surrounded by lots of shopping malls and banks. The Moraine,Ambleridge, and Starling communities are just a few minutes' walk away. Carrington and Livington are just about a 5-minute drive from this home. Call your realtor to book a showing.