

**171 Evanswood Circle NW**  
**Calgary, Alberta**

**MLS # A2262379**



**\$584,888**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evanston                                                                  |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                        |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                           |               |                   |
| <b>Size:</b>     | 1,536 sq.ft.                                                              | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 2                                                                         | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Garden, Landscaped, Level, No Neighbour |               |                   |

|                    |                                       |                   |      |
|--------------------|---------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Wood Frame                  | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Open Floorplan, Pantry |                   |      |

**Inclusions:** None

\*\*\*OPEN HOUSE, SAT, Oct. 11, 2:00PM-4:00PM\*\*\*Welcome to this beautiful and well-maintained home offering over 2,500 sq. ft. of living space in the sought-after community of Evanston! The primary bedroom is conveniently located on the main floor, featuring a private ensuite and a spacious walk-in closet, perfect for comfort and accessibility. Step into the bright and open main level where high ceilings create an airy ambiance in the living and dining area, complemented by a cozy fireplace that adds warmth and charm. The second floor features a versatile flex room/loft, ideal for a home office or can easily be converted into an additional bedroom to suit your needs. The fully developed basement expands your living space with a family/entertainment room, a bedroom, and a full bathroom &mdash; perfect for guests or extended family. Enjoy a south-facing backyard with mature shrubs and trees, providing a peaceful retreat and plenty of natural light throughout the day. Located close to walking paths, schools, major highways, and all amenities, this home combines convenience with a welcoming neighborhood atmosphere. Move-in ready and thoughtfully cared for, this Evanston gem is waiting for you &mdash; welcome home! \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*