

**188 Evanston Hill NW**  
**Calgary, Alberta**

**MLS # A2264195**



**\$557,000**

|                  |                                          |               |                  |
|------------------|------------------------------------------|---------------|------------------|
| <b>Division:</b> | Evanston                                 |               |                  |
| <b>Type:</b>     | Residential/Duplex                       |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side          |               |                  |
| <b>Size:</b>     | 1,750 sq.ft.                             | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 3                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                   |               |                  |
| <b>Lot Size:</b> | 0.01 Acre                                |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Treed |               |                  |

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

**Inclusions:** CCTV Cameras, Smart Door locks

PRICE REDUCED FOR QUICK SALE. 2025 ASSESSED VALUE FOR THIS HOME IS \$623,000, SO HOME IS REASONABLY PRICED. 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 steel 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 a 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 Livingston are just about a 5-minute drive from this home. Call your realtor to book a showing. Good bus stops for the Calgary Transit as well as yellow bus stops all within walking distance to this gorgeous home.