

**144 Evansborough Crescent NW
Calgary, Alberta**

MLS # A2238162



\$550,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Open House Thursday July 10, 6:00-8:00p.m. Welcome to this impeccably maintained 3-bedroom, 2.5-bathroom residence nestled in the highly sought-after community of Evanston. Step inside to discover a bright and airy open-concept main floor, perfect for modern living. The stylish kitchen features a large island, stainless steel appliances, and ample cabinetry—ideal for the home chef. A cozy gas fireplace anchors the inviting living room, while the spacious dining area offers the perfect setting for gatherings. Upstairs, a generous bonus room provides endless possibilities—media room, home office, or playroom. The serene primary retreat includes a 4-piece ensuite and walk-in closet, accompanied by two additional well-appointed bedrooms and a convenient upper-level laundry room. The unfinished basement awaits your personal touch, offering plenty of space for future development or storage. Outside, enjoy the privacy of no rear neighbors, a fully fenced yard with abundant space for children or pets, and a double attached garage for added convenience. Ideally located just a short stroll to Our Lady of Grace School, close to scenic pathways, parks, and minutes from Evanston Towne Centre’s shops and dining. With quick access to Stoney Trail, this home truly has it all. An exceptional opportunity in a family-friendly neighborhood—come see it for yourself!