

**117 Evanston Hill NW**  
**Calgary, Alberta**

**MLS # A2275402**



# \$554,900

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,487 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Gar		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** Box Valances

OPEN HOUSE! &ndash; SATURDAY JAN 10th, 11am-1pm & SUNDAY JAN 11th, 12pm-2pm &bull; OPPORTUNITY CALLS - EVERYTHING YOU NEED IN THE DESIRABLE COMMUNITY OF EVANSTON - This amazingly cared for home is ready for you the moment you step inside &mdash; settled, comfortable, and confidently put together by owners who&rsquo;ve treated it well from day one. The bright and open main floor sets the tone right away. Light moves easily through the home, surfaces are clear, and the details do their work in the background. Simple window coverings keep things crisp, while box valances on the main level add a layer of warmth and finish &mdash; a small design choice that makes the space feel complete. The kitchen, dining, and living areas flow naturally, giving everyday life room to breathe and gatherings space to unfold without effort. The open concept gives you everything you need at your fingertips. Upstairs, a large and spacious PRIMARY BEDROOM WITH A DEDICATED, OVERSIZED ENSUITE, two secondary bedrooms, and laundry placed where it actually gets used. The ensuite itself is finished with QUARTZ COUNTERTOPS, a GLASS SHOWER, and a DUAL VANITY &mdash; UPGRADED, practical, and done right. Outdoor living extends the home in both directions. The east-facing, FULL-WIDTH FRONT PORCH catches the morning sun and sets a welcoming first impression, while the WEST-FACING BACKYARD takes over later in the day. Fully fenced and sodded, with a rear deck, concrete hot tub pad and a DOUBLE DETACHED GARAGE WITH ADDITIONAL home access from the alley. This is a yard that works hard without asking much back &mdash; space for kids, casual BBQs, or evenings that stretch a little longer. The location quietly does a lot for daily life. ONE BLOCK AWAY,

GREENSPACE WITH WALKING PATHS and a playground becomes part of routine, not a planned outing. Schools are close enough for real independence as kids grow, and pathways thread through the community, connecting to LARGER GREEN AREAS with lookout points, naturalized sections, and room to roam. Shops, services, and everyday conveniences are minutes away, and STONEY TRAIL IS CLOSE AT HAND &mdash; easy access without living in its shadow. CLEAN, COMPOSED, AND CLEARLY WELL CARED FOR. The next step isn't overthinking it &mdash; it's seeing it. Schedule a showing and let the house speak for itself.