

512 Evanston Drive NW  
Calgary, Alberta

MLS # A2284351

**\$515,000**



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| <b>Division:</b> | Evanston   |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,228 sq.ft.   | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.06 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot |               |                   |

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|-----------------|-------------------------|---------------|---|
| <b>Heating:</b> | Forced Air, Natural Gas | <b>Water:</b> | - |
|-----------------|-------------------------|---------------|---|

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| <b>Floors:</b> | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b> | - |
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| <b>Roof:</b> | Asphalt Shingle | <b>Condo Fee:</b> | - |
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| <b>Basement:</b> | Full | <b>LLD:</b> | - |
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| <b>Exterior:</b> | Wood Frame | <b>Zoning:</b> | M-G d44 |
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| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | - |
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| <b>Features:</b> | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |  |  |
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| <b>Inclusions:</b> | Exercise equipment is negotiable |
|--------------------|----------------------------------|

This beautifully presented END-UNIT townhouse offers exceptional value and functionality. The best part? It's not a condo—so NO CONDO FEES, and it truly feels and functions more like a semi-detached home at townhouse pricing. Offering an incredibly rare, OVERSIZED BACKYARD with tons of grass, this outdoor space is perfect for children, pets, and all kinds of activities. Inside, the open and flowing main floor features a central, functional kitchen with island and breakfast bar, large windows that flood the home with natural light, and a dining area with direct access to a deck, making indoor-outdoor living a breeze. Upstairs are THREE FULL BEDROOMS—a standout feature in the neighbourhood where many townhomes offer only two—including a spacious primary bedroom with ensuite, plus an additional 4-piece bathroom. The basement is wide open and awaiting your customization, offering ample room for a large rec room, an additional bedroom, and is roughed-in for a bathroom. Completing the package is a DOUBLE DETACHED GARAGE with space for two vehicles, tools, bikes, and extra storage, along with beautiful curb appeal showcased by modern colours and a welcoming exterior. Ideally located in desirable Evanston, this family-oriented community is close to great schools, parks, amenities, and offers a friendly atmosphere where you can truly get to know your neighbours.