

**68 Evansview Road NW  
Calgary, Alberta**

**MLS # A2285659**

# \$458,000



<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,501 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 Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<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>	\$ 402
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** NA

Experience the best of maintenance-free living in this beautifully maintained end-unit townhouse located in the heart of the vibrant community of Evanston. Boasting 1,500 sq. ft. of bright and functional living space, this 3-bedroom home is designed to impress from the moment you step inside. The main level features an open-concept layout flooded with natural light, thanks to its desirable east-west exposure. The spacious living room serves as a perfect retreat, featuring garden doors that lead directly to your private deck which is ideal for morning coffee or summer BBQs. The well-appointed kitchen is a chef's delight, offering an abundance of cabinetry, granite countertops, a raised breakfast bar, and sleek stainless steel appliances. A large dining area and a discreetly placed 2-piece powder room complete this level. Upstairs, you will find three generously sized bedrooms, including a primary retreat with its own 3-piece ensuite. This level also conveniently houses the laundry area and a full 4-piece main bathroom. Living in Evanston means you are within walking distance to your favorite grocery stores, restaurants, pubs, and cafes. This community is known for its incredible parks, pathways, and family-friendly atmosphere, with quick access to major routes for a seamless commute. With a short possession available, this home is move-in ready and offers a great opportunity to enjoy an amazing community.