

\$629,000 - 406 Evansdale Way Nw, Calgary

MLS® #A2084973

\$629,000

4 Bedroom, 4.00 Bathroom, 1,506 sqft
Residential on 0.07 Acres

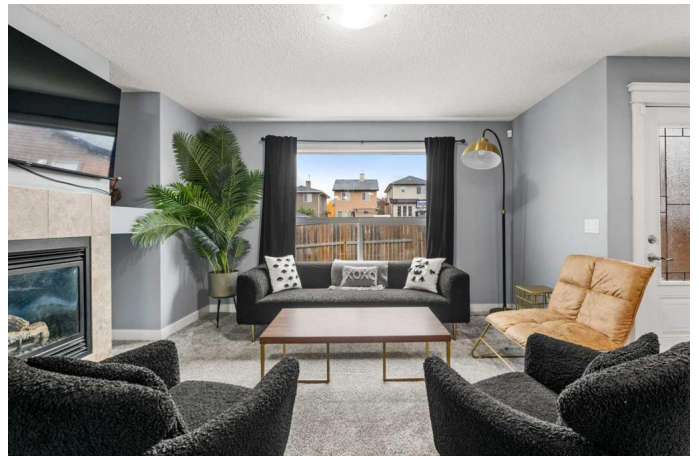
Evanston, Calgary, Alberta

Investor Alert!! First time buyers, & all buyers for a great home for you & your family. This stunning 2-storey home is situated in the highly sought-after Evanston community, boasting a captivating front porch. Stepping through the inviting front door, you're greeted by the main floor's bright and open-concept design. It has undergone some significant renovations the past year. The space features a den adorned with windows, allowing ample natural light, a convenient Full-bathroom combined with a laundry area, a well-appointed kitchen equipped with a raised eating bar, and an inviting gas fireplace. Additionally, there's a separate dining area and a spacious living room.

Upstairs you'll discover two generously sized bedrooms, a 4-piece bathroom, and a master bedroom complete with a 3-piece ensuite and a walk-in closet for your convenience.

The separate entrance basement also features a generously sized bedroom with its own walk-in closet, a full bathroom completes with a tastefully tiled shower and cozy heated floors, a spacious kitchen and a separate laundry. The location is exceptional, with close proximity to three parks, including an off-leash dog park, a peaceful pond within walking distance, and convenient access to various amenities. For parking convenience, there's a gravel pad at the back, accommodating up to two cars.

FIRST TIME HOME BUYERS, INVESTORS-
Don't miss out on this incredible



opportunityâ€”be sure to call and schedule
your showing today!!

Built in 2007

Essential Information

MLS® #	A2084973
Price	\$629,000
Sold Price	\$620,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,506
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	406 Evansdale Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0B1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	November 19th, 2023
Days on Market	45
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BRAVO REALTY
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