

\$439,900 - 131 Evansview Gardens Nw, Calgary

MLS® #A2089518

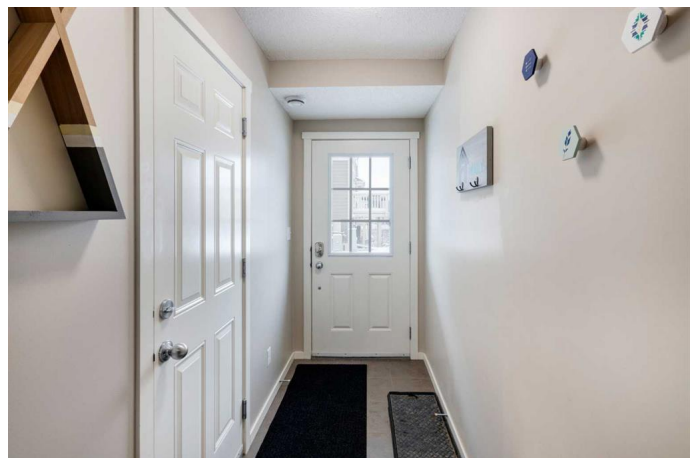
\$439,900

2 Bedroom, 3.00 Bathroom, 1,151 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

Welcome to this bright, 2 storey townhome located in a prime location in the highly sought after neighbourhood of Evanston. With its hardwood floors, modern kitchen, 9 foot ceilings and new light fixtures on the main floor, and a well designed layout, this property offers both style and functionality. Boasting 2 master suites, each with a walk in closet/closet organizers and a full bath, this property would work well for 2 siblings or friends to buy together, or a small family. The open concept design creates a seamless flow between the living room, dining room and kitchen, and south facing deck, making it ideal for both everyday living and entertaining. The modern kitchen is a chef's dream, featuring sleek cabinetry, pantry, mosaic backsplash, breakfast bar, and stainless steel appliances. A half bath completes the main level. Laundry area is conveniently located on the bedroom level. The oversized double garage is tandem, plenty of room to park 2 vehicles, plus storage (and mechanical room). Condo fees are very low at only \$277/month and property taxes are only \$170/month. The neighbourhood itself offers a range of amenities within walking distance including parks, shopping centers, dining options, and excellent schools. With easy access to major transportation routes, commuting to work or exploring nearby attractions, is a breeze. Don't miss your chance to own this charming townhome and enjoy a vibrant lifestyle in an ideal location. At this price, this home will not be on the market



for very long!

Built in 2011

Essential Information

MLS® #	A2089518
Price	\$439,900
Sold Price	\$434,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,151
Acres	0.02
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	131 Evansview Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0L2

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Tandem

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

	Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Playground
Lot Description	Cul-De-Sac, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 6th, 2023
Days on Market	11
Zoning	M-G d44
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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