

\$465,000 - 44 Evansview Road Nw, Calgary

MLS® #A2091641

\$465,000

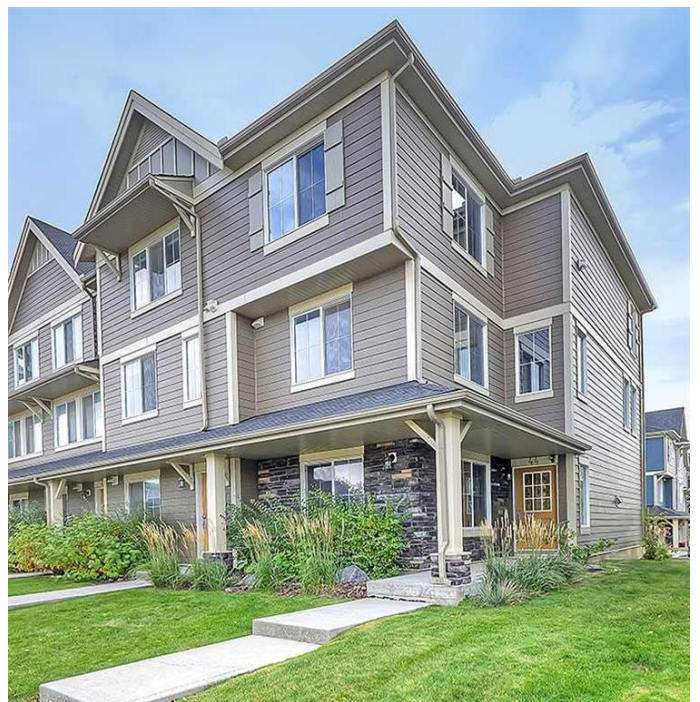
3 Bedroom, 3.00 Bathroom, 1,350 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Don't miss your opportunity to own this BRIGHT end unit, turn-key townhouse! Quick possession available! For sale by the original owner, you'll appreciate the meticulous care taken of the home and the fantastic light afforded by the abundant windows! You and your guests will be greeted by the curb appeal of the exterior stonework and lovely greenery! Hardwood flooring runs through the spacious main living space, and the rich tone is perfectly complimented by the kitchen cabinets and inviting, neutral paint... The aesthetic is sure to welcome the new owner's personal style with ease! The large kitchen has tile flooring, ample counterspace, a breakfast bar, and full pantry. The flow of the kitchen to dining space, then living room connected to a convenient office nook and access to the balcony (with sunny South exposure!) is simply perfect for your daily comfort and entertaining purposes! The large primary bedroom is well-appointed with a walk-in closet and full en suite! The upper level is complete with 2 additional bedrooms, another full bath, and convenient upper-level laundry closet. Enjoy 3 personal parking spots with the attached, tandem double garage plus driveway! The oversized garage also provides tons of storage space, and with the extra windows this could easily be framed in for an additional office/flex room! RMS: 1349.57 SqFt Builder: 1,383 SqFt.

Built in 2011



Essential Information

MLS® #	A2091641
Price	\$465,000
Sold Price	\$460,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,350
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	44 Evansview Road Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0L2

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Tandem

Interior

Interior Features	Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood
Foundation	Poured Concrete



Additional Information

Date Listed	November 4th, 2023
Date Sold	November 22nd, 2023
Days on Market	18
Zoning	M-G d44
HOA Fees	0.00

Listing Details

Listing Office	GREATER PROPERTY GROUP
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