

\$539,800 - 69 Evanscove Manor Nw, Calgary

MLS® #A2092502

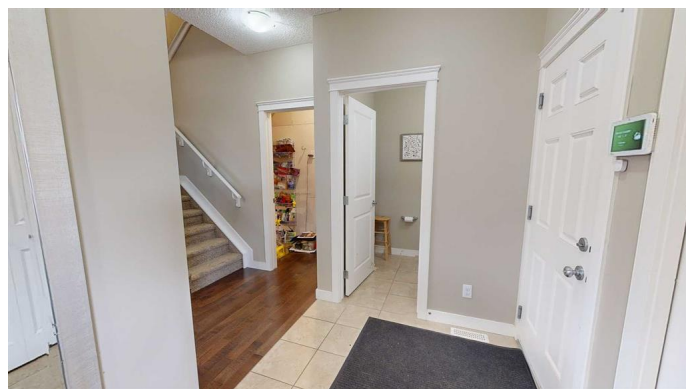
\$539,800

3 Bedroom, 3.00 Bathroom, 1,380 sqft

Residential on 0.06 Acres

Evanston, Calgary, Alberta

**** Make your First Visit through the 3D Tour**.** Imagine backing onto a green space and having your own sunny south backyard space to enjoy. This 3 bedroom up attached home (no condo fees) with an upstairs laundry and single attached garage could be yours at an affordable price in this challenging market. As you enter this home, youâ€™ll enjoy maple hardwood through most of the main floor. A large open foyer has ample places to store your jackets and shoes. The heart of the home has a galley style kitchen with a big island that is conveniently one level. Lots of countertop space and cupboards in this kitchen along with a pantry. Stainless steel appliances come with this home which is a bonus. The back of the home has the dining area which is a good sized spot for a big table and a family room area that fits the couch, coffee table and your TV. A French door leads to the sunny south deck and a backyard that has tons of room for the kids to roam and lots of space for your backyard furniture. Go upstairs to find 3 good sized bedrooms, 2 full 4 pce baths and an upstairs laundry with a linen closet and shelf. The basement is unspoiled and has a rough in for your future bathroom. It does have 2 big windows that provide lots of natural light. Fabulous location with playground & park around the corner, transit, schools, Costco, Walmart, T&T, Coop, Freshco and no frills within a few min drive, plus quick and easy access to the airport and Stoney Trail.. Donâ€™t wait on this one or it



will be gone before you know it.

Built in 2010

Essential Information

MLS® #	A2092502
Price	\$539,800
Sold Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,380
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	69 Evanscove Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0E5

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full, Unfinished
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Exterior

Exterior Features	None
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Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Level, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Stone, Vinyl Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	November 12th, 2023
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Date Sold	November 22nd, 2023
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Days on Market	10
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Zoning	R-2
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX LANDAN REAL ESTATE
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