

\$580,000 - 540 Evanston Link Nw, Calgary

MLS® #A2113609

\$580,000

3 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

NOW SOLD! THANK YOU FOR YOUR INTEREST! This beautiful half duplex (no condo fees) located in Calgary's most desirable community of Evanston. Open concept main level complete with living room, dining room, half bath and kitchen with stainless steel appliances. A 3 bedroom (w/ large closets) home, 2.5baths and located on a quiet and family friendly street. Upstairs you find washer/dryer for convenient access from the upper floor. Large front porch (great for morning coffees and time with loved ones), central island, quartz kitchen counters, spacious and open living room and dining area. Located near transit, stoney trail, shopping and schools. Also, newer fenced backyard, two rain barrels and convenient back lane access. Fully fenced backyard with space for a double detached garage. NO CONDO fees (freehold property) makes this a great property & investment! (home is tenanted please book 24hrs in advance).(photos are recent!) * PRE APPROVAL AND/OR PROOF OF FUNDS REQUIRED WITH OFFERS ** Possession Date July 2, 2024 or after.



Built in 2015

Essential Information

MLS® # A2113609

Price \$580,000

Sold Price	\$564,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,533
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	540 Evanston Link Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P1

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Front Yard, Lawn, Interior Lot, Street Lighting
Roof	Asphalt

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2024
Date Sold	April 12th, 2024
Days on Market	34
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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