

\$768,800 - 319 Evanston View Nw, Calgary

MLS® #A2123866

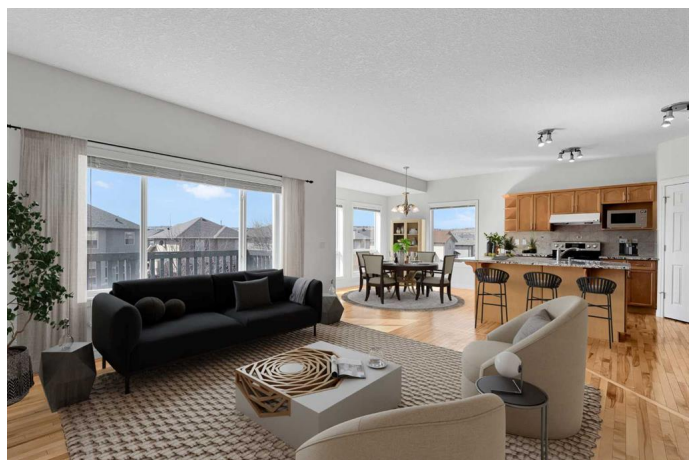
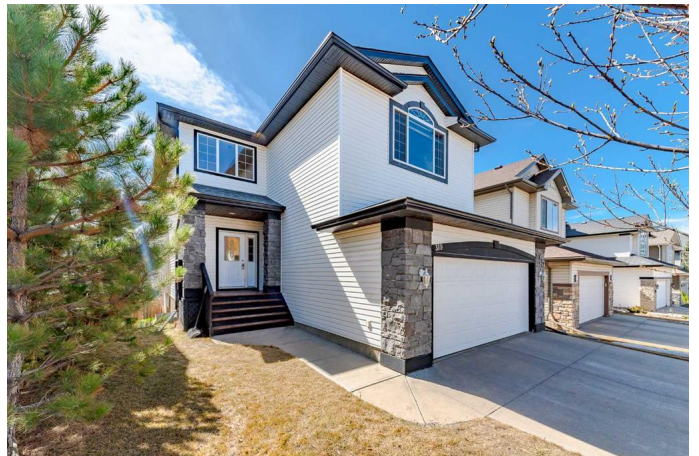
\$768,800

4 Bedroom, 4.00 Bathroom, 2,184 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Open house Saturday April 20th, 1-3PM and Sunday April 21st, 1-3 PM. Nestled high up, with a sunny south back yard and walkout basement, this is the one you have been waiting for! The moment you enter this beautifully appointed home you will be impressed with the light quality and layout. It offers a nice front flex room perfect for the new "work from home" norm or an additional dining, den/playroom area. The kitchen has lovely granite and real wood cabinets which are rare these days. Upstairs offers 3 bedrooms with the primary and ensuite bathroom giving views of the surrounding areas. The bonus room is a huge BONUS, this room could easily be converted to a coveted 4th bedroom if desired. Down at walkout level you will love the light that oozes in making it not like a basement at all, transitioning to a suite is possible (With city approval) with some creativity but easily attainable. For now enjoy more space, a full bathroom, adult sized bedroom and utility room. This lot is flanked by a back alley which is an oddity in the newer builds but is perfect to give you just that extra bit of distance from your neighbour. The yard is treed and landscaped with roses and perennials to enjoy some nature and colour and will reward each year with very little care. Location is walking distance to school, short drive to shops and easy access to major routes. Entire house has all been freshly painted and new carpeting just installed so move right in and enjoy. Furnace 2021/Garage door 2021/Roof 2021/ Hot water



tank 2019. This one will not last long so call today.

Built in 2003

Essential Information

MLS® #	A2123866
Price	\$768,800
Sold Price	\$810,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,184
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	319 Evanston View Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1G2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Satellite TV Dish, Washer, Window Coverings

Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Fruit Trees/Shrub(s), Front Yard, Landscaped, Level, Rectangular Lot, Views
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 27th, 2024
Days on Market	9
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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