

\$829,900 - 96 Evansview Manor, Calgary

MLS® #A2124288

\$829,900

3 Bedroom, 3.00 Bathroom, 2,652 sqft

Residential on 0.10 Acres

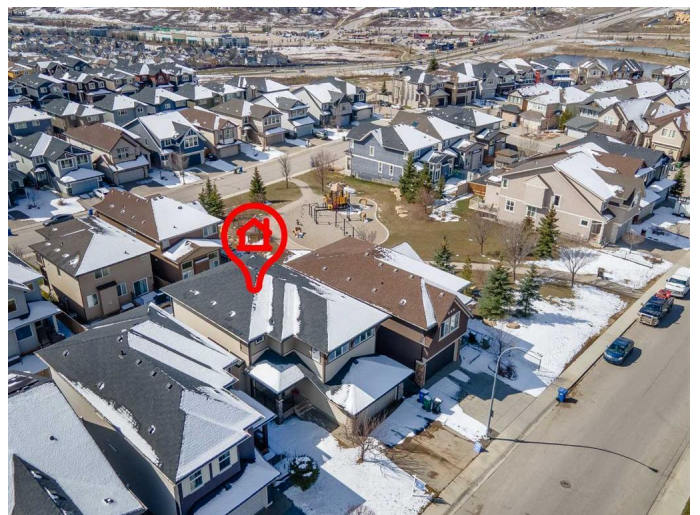
Evanston, Calgary, Alberta

Welcome to your new home nestled in the charming community of Evanston. Prepare to be impressed as you step into this must-see residence, boasting fresh carpets, recently painted walls, and pristine, never-before-used appliances. With over 2600 square feet of living space, there's ample room for you and your loved ones to spread out and thrive.

Entering, you'll be greeted by a unique through-way area, perfect for a cozy home office setup, and a versatile flex room off the main hallway. The kitchen is a chef's dream, featuring gleaming stainless steel appliances and a stylish granite countertop island for effortless meal prep and entertaining.

Upstairs, you'll discover a sprawling bonus room ideal for family gatherings, alongside a spacious primary bedroom complete with an ensuite bathroom and walk-in closet. Two additional generously sized bedrooms and another full bathroom provide comfort and convenience for the whole family. Plus, enjoy the added convenience of a well-placed laundry room on the second floor.

The unfinished basement, with its ample windows, awaits your personal touch and offers endless possibilities for customization. Outside, a nearby playground beckons for outdoor fun, while the community itself boasts an array of amenities including schools, parks,



medical centers, banks, and abundant shopping options.

With quick possession available and easy access for viewings, don't delay in scheduling your showing today before this opportunity slips away.

Built in 2012

Essential Information

MLS® #	A2124288
Price	\$829,900
Sold Price	\$831,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,652
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	96 Evansview Manor
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0J7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 12th, 2024
Days on Market	23
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Hope Street Real Estate Corp.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.