

1802 Evanston Square NW
Calgary, Alberta

MLS # A2164258



\$445,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,095 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: None

Discover the perfect blend of comfort, style, and convenience in this beautiful PET FRIENDLY Evanston residence. With over 1,500 square feet of finished living space, this home features 3 spacious bedrooms and 2.5 bathrooms, creating an inviting atmosphere from the moment you enter. The open-concept main floor seamlessly connects the kitchen, living room, and dining area, making it an ideal space for entertaining. The kitchen is a chef's dream, boasting sleek stainless steel appliances, generous cabinet space, and elegant granite countertops that add sophistication. A conveniently located powder room enhances the main floor's functionality. Upstairs, you'll find a generously sized secondary bedroom alongside the serene primary suite. The primary bedroom is a peaceful retreat, with large windows that flood the room with natural light, a spacious walk-in closet, and direct access to the beautifully designed 4-piece bathroom through the closet. The versatile lower level offers additional living space, perfect as a third bedroom or a recreation room. This area can easily be transformed into a home office, relaxation zone, or entertainment space. It also includes a stacked washer and dryer for added convenience and ample storage options to keep your home organized. Situated in the vibrant Evanston community, this home is conveniently close to top-rated schools, lush parks, shopping centers, and sports fields, providing endless opportunities for recreation and relaxation. Don't miss your chance to make this impressive property your own! Schedule a viewing today and start picturing your new life in this beautiful home.