

43 Evanston Rise NW
Calgary, Alberta

MLS # A2178165



\$715,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,653 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: N/A

INVESTOR ALERT! Welcome to this beautiful fully developed 4 bedroom 2 storey home with over 2400Sq ft of living space and WALKOUT SUITED BASEMENT(Illegal) nestled in the sought-after community of Evanston. The main floor has a beautiful hard wood flooring throughout the home with a vaulted ceiling in the foyer. It also has a 2 pce bathroom and a main floor laundry room with soaker unit. Also a fireplace is nestled in a corner in the living room. Kitchen presents you with maple cabinets and undermounts lighting. On the upper level you have a large fully tiled shower with heated flooring and a large masters bedroom with a walking closet. The Second and third bedrooms are also found on this upper level. Did I forget to mention that the suited basement would be a huge help in making those mortgage payments right away. This home will not be in the market for too long. Call for viewing today. Hail damages have been settled and taken care of by the home insurance.