



GRASSROOTS
REALTY GROUP

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62 EVansridge Crescent NW
Calgary, Alberta

MLS # A2232580



\$619,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,614 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Interior Lot, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions:	N/A
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Welcome to this well-maintained home in the family-friendly community of Evanston! This 4-bedroom, 3.5-bathroom home offers a bright and functional open floorplan with a modern kitchen featuring a large island, stainless steel appliances, and plenty of cabinet space — perfect for both everyday living and entertaining. Upstairs, you'll find a cozy bonus room, ideal for a home office, playroom, or second lounge space, along with three generously sized bedrooms, including a primary suite with its own private ensuite. The finished basement adds even more value with a spacious family room, an additional bedroom, and a full bathroom — perfect for guests or extended family. Enjoy summer days in the fully fenced backyard, and the peace of mind that comes with a well-cared-for property. Located close to schools, shopping, parks, and public transit, with quick access to major routes. Don't miss your opportunity to live in one of NW Calgary's most desirable neighborhoods!