

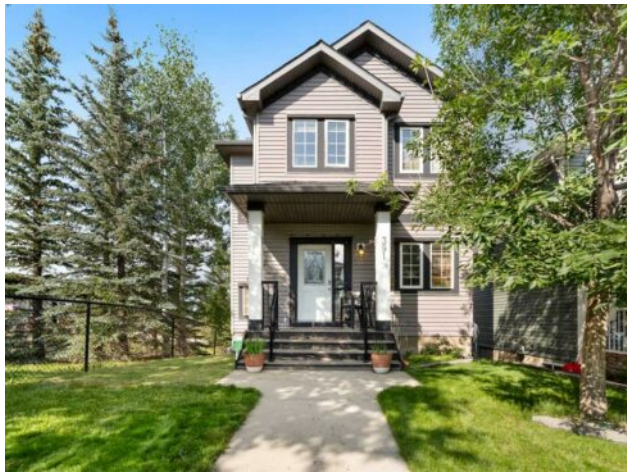


**GRASSROOTS**  
REALTY GROUP

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**391 Evansdale Way NW**  
**Calgary, Alberta**

**MLS # A2238221**



**\$667,500**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,389 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Pantry, See Remarks, Separate Entrance		

**Inclusions:** None

Welcome to this beautifully maintained home in the desirable community of Evanston. Ideally situated on a quiet street and a corner lot that sides onto a park, this property offers both privacy and convenience. It is located close to walking paths, shopping centers, schools, and offers quick access to major roadways. The main floor features a bright and inviting living room with a cozy gas fireplace and large windows that fill the space with natural light. The spacious kitchen includes a pantry and a breakfast nook that opens onto a sunny deck, perfect for outdoor dining. A convenient 2-piece bathroom and main floor laundry complete this level. Upstairs, the primary bedroom boasts a walk-in closet and a 4-piece ensuite. Two additional generously sized bedrooms, a shared 4-piece bathroom, and a versatile loft space provide plenty of room for the whole family. The legal walk-out basement suite offers excellent income potential or additional living space. It includes a large kitchen, comfortable living area, one bedroom, a full bathroom, a large storage room, and its own separate laundry. The basement has been insulated with mineral wool, offering excellent soundproofing, fire and heat resistance. It's also pre-wired for home theater speakers, and the electrical setup is ready for adding a hot tub. Outside, enjoy a private backyard and an oversized detached heated & insulated garage (includes shelving). Additional features include air conditioning, central vacuum system, and recent upgrades such as a new roof and gutters in 2025 and new furnace in 2023. Don't miss out on this move-in-ready home in a prime location, book your showing today!