



GRASSROOTS
REALTY GROUP

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120 Evansdale Way NW
Calgary, Alberta

MLS # A2246016



\$660,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,610 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Covered, Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Quartz Counters		

Inclusions: Rain Barrel Attached to Down Spout, Master Closet Built in with Dressers, Bedroom (office) Shelf Unit

OPEN HOUSE Sunday 2-4pm Welcome to the inviting home on Evansdale Way NW! This 3-bedroom, 2.5-bathroom detached home offers over 1,500 sq. ft. of thoughtfully designed living space in a quiet, family-friendly neighborhood. From the moment you arrive, you'll appreciate the charming curb appeal, updated west-facing siding, new garage door, and a fresh 2025 roof with Class 4 hail-resistant shingles and eavestroughs for long-term peace of mind. Inside, the main floor features warm laminate hardwood floors, a gas fireplace in the living room, and a bright open-concept layout perfect for both everyday living and entertaining. The kitchen was updated in 2020 with sleek quartz countertops, stainless steel appliances including an induction stove, and ample cabinetry. Just off the dining area, large windows and a stylish accent wall create a modern yet welcoming space for gatherings. Upstairs, you'll find a spacious bonus room—ideal as a family lounge or home office—along with three comfortable bedrooms. The primary suite includes a well-designed walk-in closet with a built-in dresser. The additional bedrooms offer flexibility for guest space, a home office, or a hobby room. The full unfinished basement provides plenty of storage and is roughed in for plumbing, with the electrical panel set up for a future basement renovation. Recent upgrades include an LG washer and dryer (2024) and an insulated double garage with abundant shelving for organized storage. Step outside to a beautifully landscaped backyard featuring an eco-friendly clover lawn, surrounding garden beds, and a private stone patio. Whether you're relaxing in the private backyard, entertaining friends, or enjoying the ample green space, this yard is designed for year-round enjoyment. Additional inclusions: TV mount, rain barrel attachment to downspout and

master closet built-in with dressers. With modern upgrades, plenty of functional space, and a private, low-maintenance outdoor retreat, this home is move-in ready and waiting for its next chapter.