



GRASSROOTS
REALTY GROUP

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532 Evanston Link NW
Calgary, Alberta

MLS # A2248117



\$610,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,531 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters		

Inclusions: Refrigerator, Dishwasher, Washer, Dryer

Welcome to this spacious 4-bedroom, 3.5-bath semi-detached home in the vibrant neighborhood of Evanston. The main level features 3 bedrooms, 2.5 baths, and a bright, functional layout perfect for family living. The fully finished basement adds an additional bedroom, a full bath, and a wet bar with fridge and dishwasher—ideal for a large family or entertaining guests. Enjoy outdoor living with a deck and fenced yard, offering space for kids to play and for hosting friends and family. A double detached garage provides secure parking and extra storage. Located close to shopping, top-rated schools, parks, and scenic walking paths, this home offers comfort, convenience, and a welcoming community setting.