



**GRASSROOTS**  
REALTY GROUP

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**120 Evansdale Way NW**  
**Calgary, Alberta**

**MLS # A2254237**



**\$640,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,610 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Covered, Double Garage Attached, Driveway, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

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

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

Welcome to this inviting home on Evansdale Way NW. This detached property features three bedrooms and two and a half bathrooms, offering over 1,500 square feet of thoughtfully designed living space in a quiet, family-friendly neighborhood. From the moment you arrive, the home's charming curb appeal stands out. Recent exterior updates include west-facing siding, a new garage door, and a brand-new roof installed in 2025, complete with Class 4 hail-resistant shingles and updated eavestroughs for added durability and long-term peace of mind. Inside, the main floor welcomes you with warm laminate hardwood flooring and a cozy gas fireplace in the living room. The open-concept layout creates a bright and functional space, ideal for both everyday living and entertaining. The kitchen was renovated in 2020 and features sleek quartz countertops, stainless steel appliances—including an induction stove—and plenty of cabinetry for storage. Adjacent to the dining area, large windows and a modern accent wall contribute to a contemporary and inviting atmosphere. Upstairs, a spacious bonus room offers flexibility for use as a family lounge, home office, or playroom. The primary bedroom includes a walk-in closet with a built-in dresser, while the additional two bedrooms provide options for guests, work-from-home setups, or personal hobbies. The unfinished basement offers generous storage space and is roughed in for plumbing, making it ready for future development. The electrical panel is already configured to support a basement renovation. Additional recent updates include an LG washer and dryer (2024) and an insulated double garage with built-in shelving for organized storage. The backyard is beautifully landscaped with a low-maintenance clover lawn, surrounding garden beds, and a private stone patio—ideal for relaxing,

entertaining, or simply enjoying the outdoors throughout the year. Included with the home are a TV mount, a rain barrel attachment to the downspout, and custom built-ins with dressers in the primary closet. With modern upgrades, flexible living space, and a private outdoor retreat, this home is move-in ready and well-suited for the next chapter. Don't miss out on this one! Book your private showing today!