



GRASSROOTS
REALTY GROUP

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588 Evanston Link NW
Calgary, Alberta

MLS # A2263084



\$525,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,675 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to 588 Evanston Link NW — a beautifully maintained 3-bedroom, 2.5-bath duplex offering the perfect blend of style, comfort, and value. With no condo fees, this home gives you the freedom of ownership without compromise. From the moment you arrive, you’ll love the inviting front porch, perfect for morning coffee. The west facing backyard is perfect for evening sunsets. Inside, the open-concept main floor is bright and functional, featuring quartz countertops, a massive walk-in pantry, and a modern kitchen that flows seamlessly into the dining and living areas — ideal for both entertaining and everyday living. Upstairs, you’ll find three large bedrooms, including a generous primary suite with plenty of space to unwind complete with its own 5-piece ensuite and large walk-in closet. Situated in the family-friendly community of Evanston, you’ll enjoy easy access to parks, playgrounds, schools, and scenic walking paths. Daily errands are a breeze with nearby shopping, restaurants, and amenities, and commuting is convenient with quick access to Stoney Trail and Symons Valley Road. With modern finishes, thoughtful design, and a fantastic location, this Evanston duplex is ready to welcome you home!