



GRASSROOTS
REALTY GROUP

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210 Evansmeade Point NW
Calgary, Alberta

MLS # A2268431



\$610,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,533 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	n/a
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Welcome to Your Family’s Dream Home in Evanston Tucked away in a peaceful cul-de-sac, this immaculate duplex offers over 2,100 sqft of beautifully developed living space—perfect for growing families. Step inside to a vaulted entryway that creates an airy, grand welcome. Natural light pours in, setting the tone for the bright and inviting main floor, where spacious living and dining areas flow seamlessly into the backyard—ideal for entertaining or letting the kids play freely. The kitchen features quartz countertops, a stylish new backsplash, all new appliances and hood fan (with the dishwasher being original), and upgraded lighting that adds a modern touch. A convenient guest bathroom with an upgraded vanity and easy access to the backyard complete the main level. Upstairs, the sun-filled primary suite offers a walk-in closet, en suite, and a private balcony—the only duplex on the street with this feature. Two additional generously sized bedrooms provide plenty of space for family or guests. The basement boasts a large rec room with durable LVP flooring, perfect for playtime, movie nights, or a home gym. Recent upgrades include a new roof and siding in 2025, and a washer and dryer upgraded in 2023. Located in one of Calgary’s most desirable family communities, Evanston is known for its excellent schools, abundant green spaces, nearby shopping, and quick access to major roads. This home is within walking distance to local schools, parks, scenic walking paths, and expansive green spaces—ideal for families who value convenience and outdoor living. Don’t miss out—schedule your showing today and see why this home stands out from the rest!