



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

128 Evanston Hill NW
Calgary, Alberta

MLS # A2274410



\$604,999

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,534 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.74 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom end unit townhouse offering style, space, and convenience! Located in a desirable neighborhood of Evanston, five minutes drive to Stoney Trail, fifteen minutes drive to Calgary Airport, this home features a double garage, fully developed backyard and a functional, open-concept layout that's perfect for modern living. The main floor showcases durable laminate flooring, a bright and spacious living area, and a well-appointed kitchen that flows effortlessly into the dining space—ideal for everyday living or entertaining. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private 4-piece ensuite and walk-in closet. The unfinished basement offers endless possibilities for future development—whether you need extra living space, a home office, or a gym. This end unit offers extra privacy, added natural light, and the bonus of a rear deck—perfect for relaxing or BBQs year-round. Whether you're a first-time buyer, investor, or looking to downsize, this property is a must-see!