



**GRASSROOTS**  
REALTY GROUP

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**171 Evanswood Circle NW**  
**Calgary, Alberta**

**MLS # A2276582**



**\$549,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Level, No Neighbour		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry		

**Inclusions:** Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

\*\*\*OPEN HOUSE, Sat, Jan 10m , 12pm-3pm\*\*\* Welcome to this beautiful and well-maintained home offering over 2,500 sq. ft. of living space in the sought-after community of Evanston! The primary bedroom is conveniently located on the main floor, featuring a private ensuite and a spacious walk-in closet, perfect for comfort and accessibility. Step into the bright and open main level where high ceilings create an airy ambiance in the living and dining area, complemented by a cozy fireplace that adds warmth and charm. The second floor features a versatile flex room/loft, ideal for a home office or can easily be converted into an additional bedroom to suit your needs. The fully developed basement expands your living space with a family/entertainment room, a bedroom, and a full bathroom &mdash; perfect for guests or extended family. Enjoy a south-facing backyard with mature shrubs and trees, providing a peaceful retreat and plenty of natural light throughout the day. Located close to walking paths, schools, major highways, and all amenities, this home combines convenience with a welcoming neighborhood atmosphere. Move-in ready and thoughtfully cared for, this Evanston gem is waiting for you &mdash; welcome home! \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*