



**171 Evanswood Circle NW
Calgary, Alberta**

MLS # A2276582



\$549,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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 — welcome home! ***VIRTUAL TOUR AVAILABLE***