



GRASSROOTS
REALTY GROUP

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74 Evansbrooke Way NW
Calgary, Alberta

MLS # A2277874



\$545,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,338 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		
Inclusions:	None		

Welcome home! This charming 3-bedroom, 1.5-bathroom home offers warmth and comfort from the moment you step inside. The inviting living room features a cozy fireplace—perfect for relaxing evenings or family gatherings. The finished basement provides a versatile space ideal for entertaining, a play area, or a home theatre setup. Conveniently located close to schools, playground, walking paths, and with easy access to major roads, this home combines comfort with everyday convenience. Move-in ready and beautifully maintained, this is the perfect place to start your next chapter. **BONUS FEATURES:** Hot water tank (Jan. 2024), Upstairs bathroom—flooring and toilet (Aug 2025), Garage Door (Feb 2025), Washer and Dryer (April 2025), Roof (Sep 2025), Siding (left side of the house-Oct.2025), Soundproof Basement ***VIRTUAL TOUR AVAILABLE***