



GRASSROOTS
REALTY GROUP

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

512 Evanston Drive NW
Calgary, Alberta

MLS # A2284351



\$515,000

Division:	Evanston		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,228 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Exercise equipment is negotiable

This beautifully presented END-UNIT townhouse offers exceptional value and functionality, The best part? It's not a condo—so NO CONDO FEES, and it truly feels and functions more like a semi-detached home at townhouse pricing. Offering an incredibly rare, OVERSIZED BACKYARD with tons of grass, this outdoor space is perfect for children, pets, and all kinds of activities. Inside, the open and flowing main floor features a central, functional kitchen with island and breakfast bar, large windows that flood the home with natural light, and a dining area with direct access to a deck, making indoor-outdoor living a breeze. Upstairs are THREE FULL BEDROOMS—a standout feature in the neighbourhood where many townhomes offer only two—including a spacious primary bedroom with ensuite, plus an additional 4-piece bathroom. The basement is wide open and awaiting your customization, offering ample room for a large rec room, an additional bedroom, and is roughed-in for a bathroom. Completing the package is a DOUBLE DETACHED GARAGE with space for two vehicles, tools, bikes, and extra storage, along with beautiful curb appeal showcased by modern colours and a welcoming exterior. Ideally located in desirable Evanston, this family-oriented community is close to great schools, parks, amenities, and offers a friendly atmosphere where you can truly get to know your neighbours.