



**265 Evanspark Gardens NW  
Calgary, Alberta**

**MLS # A2288297**



**\$800,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,336 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this spacious 2,336 sq. ft. single-family home located in the highly desirable community of Evanston. Built in 2012, this east-facing property sits on a 353 sq. meter lot with a west-facing backyard &mdash; offering excellent natural light throughout the day. The home features a fully developed basement (completed with permits), providing additional living space and functionality for growing families or future investment potential. This property is being offered as a foreclosure sale and will be sold as-is, where-is. Due to the current lack of interior access, detailed information regarding condition, layout, and features is limited at this time. All measurements, features, and details are to be verified by the buyer. Additional information and photos will be updated once full access is obtained. Great opportunity for investors or buyers looking to enter the Evanston market at potential value.