



**31 Evanston Hill NW
Calgary, Alberta**

MLS # A2290519



\$595,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,332 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: Built-in Speakers (4), Mobile speakers (2), Solar panels, EV Charger, 3 rain barrels, Shed (resin), Shed (wood), Greenhouse

Welcome to this beautifully upgraded home in the desirable community of Evanston, offering the perfect blend of style, functionality, and low-maintenance living. Ideal for young professionals or those working from home, this property features two spacious bedrooms, a dedicated office, and a fully finished basement designed for both productivity and entertaining. The bright main level is filled with natural light thanks to large windows and a lofted ceiling, and includes a built-in HEOS sound system with ceiling speakers. The modern kitchen is designed for everyday living and entertaining, showcasing granite countertops, an impressive 8' x 4' island, ceiling height cabinetry, gas stove, and a stylish herringbone tile backsplash. Upstairs you'll find the primary bedroom, convenient upper level laundry, and a dedicated office with large windows, creating a comfortable work from home space. Bathrooms feature quartz countertops and tiled flooring for a clean, modern finish. The fully finished basement with partially lofted ceiling provides spacious effect and adds excellent additional living space. Generous with extra large windows (can potentially add another bedroom or in-law space), ceiling speakers, and an impressive 9 ft bar with sink, bar fridge, and cabinetry. It's perfect for hosting or relaxing. Energy efficient upgrades include 12 new solar panels (Oct 2025) with a new ECU and rodent guard, along with a new EV charger in the insulated and drywalled garage. A beautiful curb appeal front yard with an established low maintenance showy garden including ornamental bushes and Swedish Aspen Columnar trees. The backyard equipped with a deck, greenhouse, berry bushes, resin shed, wood shed, and rain barrels to enjoy. Located close to parks, pathways, schools, and everyday amenities, this home offers modern comfort and an easy lifestyle in one of NW

Calgary's most popular communities.