



**13 Evanscove Manor NW
Calgary, Alberta**

MLS # A2292440



\$550,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,555 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, S		
Lot Size:	0.68 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer/dryer, window hardware/coverings, central AC, garage door opener + remote, shed as is/where is

Welcome to this beautifully maintained and fully developed walkout home offering 1,555 sq ft (132 sqm) above grade, built in 2010 and thoughtfully upgraded throughout. This 3-bedroom, 3.5-bathroom residence features a bright and functional open-concept layout ideal for families and professionals alike. The main level showcases a spacious living area, a well-appointed kitchen with granite countertops, and a seamless flow into the dining space — perfect for both everyday living and entertaining. Recent improvements and features include: All carpet replaced with durable luxury vinyl plank (LVP) flooring throughout, new roof (2025), Central air conditioning, PLUS Fully developed walkout basement. The upstairs offers three well-sized bedrooms, including a spacious primary suite complete with a private ensuite. The fully finished walkout basement adds exceptional versatility with a large recreation/living area plus a flex room ideal for a home office or potential fourth bedroom. The walkout design enhances natural light and provides direct access to the backyard, creating excellent indoor-outdoor functionality. Included with the home: Washer, dryer, refrigerator, stove, over-the-range microwave, dishwasher, outdoor shed, and two garage door opener remotes — making this a true turnkey opportunity. Located close to shopping, parks, major routes, and with a brand new middle school opening this September, this is an outstanding opportunity in a growing and family-friendly community. Move-in ready with key capital upgrades already completed.