



**159 Evansborough Crescent NW
Calgary, Alberta**

MLS # A2297438



\$540,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Priv		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		
Inclusions:	None		

Welcome to this well-designed and affordable 3-bedroom starter home in Evanston—perfect for first-time buyers looking for space, comfort, and value. The open-concept layout makes the most of every square foot, creating a bright and functional main living area that’s ideal for both everyday living and entertaining. The kitchen is both stylish and practical, featuring granite countertops, a central island with built-in microwave, pantry, and durable laminate flooring—easy to maintain and perfect for busy households. Upstairs, you’ll find three comfortable bedrooms with cozy carpet, a full 4-piece main bathroom, and a spacious primary bedroom complete with a walk-in closet and private ensuite—your own retreat at the end of the day. The main floor includes a convenient 2-piece bathroom and laundry area. Freshly painted and truly move-in ready, this home also comes with air conditioning to keep you comfortable year-round. The undeveloped basement with rough-in plumbing offers great potential to grow into the home and add future value—ideal for buyers looking to build equity over time. Step outside to enjoy your private, spacious backyard from the generously sized deck. Fully landscaped and ready to enjoy, it’s perfect for summer BBQs or relaxing evenings. A double detached garage adds convenience and extra storage. Major updates have already been taken care of, including newer furnace plus upgraded roofing, siding, and fencing giving you peace of mind as a new homeowner. Ideally located within walking distance to a K-9 school and close to a public elementary school and the soon-to-open public junior high, this home is perfect for growing families. Enjoy the abundance of nearby parks, walking paths, and scenic ridge views. You’ll also appreciate the quick access to

multiple grocery stores, shopping centres, and everyday amenities.