



**124 Evanscove Manor NW  
Calgary, Alberta**

**MLS # A2298744**



**\$524,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** na

Welcome to this beautifully maintained, walkout home offering 1,555 sq ft above grade. Built in 2011 and thoughtfully upgraded, this 3-bedroom, 2.5-bathroom home features a bright, open-concept layout ideal for both families and professionals. The main floor offers a spacious living area, a well-designed kitchen, seamless connection to the dining space—perfect for everyday living and entertaining. Upstairs features three generously sized bedrooms, including a spacious primary suite with a private ensuite. Hardwood flooring on the main floor and carpet on the upper floor, a newer roof & siding. The undeveloped walkout basement has a potential of adding valuable living space with a large recreation area and a versatile flex room, ideal for a home office or potential fourth bedroom. The walkout design brings in abundant natural light and provides direct backyard access for great indoor-outdoor flow. Ideally located near shopping, parks, major routes, minute to Stoney Trail, Airport and Deerfoot Trail. This is a fantastic opportunity in a growing, family-friendly community with key upgrades already taken care of.