



**83 Evansview Gardens NW
Calgary, Alberta**

MLS # A2302106



\$399,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,473 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: n/a

Experience ridge-like living in this bright and affordable corner unit in Evansview Gardens. This move-in-ready home offers impressive 270° views, stretching from Evanston to the south and east, all the way to Sage Hill and Kincora to the west. With 1,473 sq ft of living space, the unit feels exceptionally spacious—more like a detached home than a townhouse. Enter through a foyer with direct access to a tandem garage and additional storage. Upstairs, the updated kitchen features NEW quartz countertops and a Brand-new appliance package, perfect for cooking and entertaining. The open-concept layout seamlessly connects the kitchen, dining area, and bright living room. A tucked-away half bath and access to a balcony complete this level. The top floor offers a large primary bedroom with a walk-in closet and a 4-piece ensuite. Two additional bedrooms share a full bathroom—ideal for families or guests. Whether you’re a first-time buyer or looking to downsize, this beautiful corner unit is an exceptional opportunity you won’t want to miss.