



**540 Evanston Link NW
Calgary, Alberta**

MLS # A2302270



\$585,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,525 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully designed 2-storey half duplex offering 1,525 sq ft of modern, functional living space. This home features 3 spacious bedrooms and 3 bathrooms. The open-concept main floor showcases a bright kitchen with a large island, quartz countertops, and seamless flow into the living and dining areas—ideal for entertaining. Upstairs, the generous primary bedroom retreat includes a walk-in closet and a luxurious 5-piece ensuite, providing the perfect private escape. The convenience of an upper-level laundry area with washer and dryer adds to the thoughtful layout. Enjoy a mix of quality finishes including laminate flooring on the main level, along with carpet and ceramic tile throughout the home. Step outside to a fully fenced, landscaped yard designed for low maintenance, complete with garden doors leading to a private deck—perfect for summer gatherings. Additional highlights include a charming front veranda, back alley access, air conditioning, and two outdoor parking stalls. A fantastic opportunity to own a stylish and practical home in a desirable community! Brand new roof summer of 2025.