



**149 Evanston Hill NW**  
**Calgary, Alberta**

**MLS # A2302622**



**\$574,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,477 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** None

Well-maintained, move-in-ready semi-detached home in Evanston, perfect for young families and first-time buyers. Boasting over 2,000 sq ft of total living space, this property features a bright, open layout, thoughtful updates, and a fully developed basement. Inside, luxury vinyl plank flooring flows throughout the main floor. The front living room features large windows overlooking the street, filling the space with abundant natural light. The well-designed central kitchen offers quartz countertops, stainless steel appliances, tile backsplash and a central island with ample cabinetry. The adjacent dining area features a large window overlooking the backyard, bringing in additional natural light. Step onto the private, fully fenced and landscaped backyard with a large deck, a grassy area and a rear parking pad that accommodates two vehicles and allows for a future garage. A rear mudroom and a tucked-away powder room complete the main floor. Upstairs offers 3 generously sized bedrooms, including a primary suite with a walk-in closet. The 4-pc ensuite features dual sinks, and a separate walk-in shower. The 2nd and 3rd bedrooms share use of a full bath with tiled flooring and a tub/shower combo. A dedicated laundry room completes the upper level. The fully developed basement expands the living space with a large rec room, a guest bedroom, a full bathroom with a shower, and generous storage space. Living in Evanston offers a strong balance of convenience and community. Residents are just minutes from green spaces and recreation, including North Evanston Field & Park, as well as nearby playgrounds and pathways. Daily errands are easy with shopping options such as FreshCo and Walmart close by. Families also have access to multiple schools. With quick connections to Stoney Trail and Symons Valley Road, commuting across the city is straightforward and efficient.