



**33 Evanscove Manor NW  
Calgary, Alberta**

**MLS # A2302784**



**\$579,888**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,753 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows		
<b>Inclusions:</b>	None		

OPEN HOUSE SUNDAY APRIL 19TH FROM 2:00PM TO 4:00PM - NO CONDO FEES! Welcome to this beautifully maintained two-storey family home, ideally located on a quiet street in the sought-after community of Evanston. Featuring a southwest-facing backyard with beautiful southern views and an unspoiled walkout basement, this home offers the perfect blend of comfort, functionality, and future potential. The bright main floor showcases gleaming hardwood floors and a well-appointed kitchen with granite countertops, a dine-up island, walk-in pantry, and updated appliances (2022). The adjacent dining area opens to a raised rear deck—perfect for relaxing or entertaining—while a spacious living room, a convenient 2-piece powder room, and direct access to the double attached garage complete the level. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a walk-in closet and a 5-piece ensuite, a versatile bonus room, a 4-piece main bathroom, and convenient upper-level laundry with a new washing machine (2024). The unspoiled walkout basement with a bathroom rough-in offers endless possibilities for future development (subject to approvals). Recent upgrades include a new roof (2024) and water heater (2024), providing added peace of mind. Ideally situated close to excellent schools, parks, playgrounds, and scenic pathways, this home also offers exceptional shopping convenience with nearby Evanston Towne Centre, Creekside Shopping Centre, Beacon Hill, Sage Hill Quarter, and CrossIron Mills, along with quick access to major roadways for an easy commute. A fantastic opportunity to own a move-in-ready walkout home with beautiful southern views in one of Northwest Calgary’s most desirable family communities.