



**29 Evansridge Place NW**  
**Calgary, Alberta**

**MLS # A2168044**



**\$769,990**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,734 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** N/A

Great Location | 5 bedrooms | Separate entrance. Nestled on a tranquil street just steps from scenic walking paths and the New Catholic School, this beautifully finished modern home in Evanston is move-in ready. It features an impressive array of upgrades, including Stucco exterior, hardwood flooring, designer tile, and elegant quartz countertops. The home is equipped with a full S/S appliance package, complete with a gas stove, central air conditioning, and Hunter Douglas blinds. Upstairs, you'll find a master bedroom with a 4-piece ensuite, along with 2 additional bedrooms, a full bath, and a massive bonus room. For added luxury, the master bath boasts heated floors. The fully finished basement, featuring a separate entrance, includes 2 bedrooms, a kitchen, and a full bath (awaiting City of Calgary approval for legalization). The beautifully landscaped backyard is ideal for entertaining, complete with a spacious deck and a shed for extra storage.