



GRASSROOTS
REALTY GROUP

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42 Evansford Grove NW
Calgary, Alberta

MLS # A2212116



\$729,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,934 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Beautifully maintained 4-bedroom, 3.5-bathroom home with 1,927 sq ft of living space, located in the sought-after community of Evanston. Backing onto a green space and just steps from an off-leash dog park, this fully finished home offers a serene, pet-friendly setting. The main floor features a cozy natural gas fireplace, while the upper level includes a spacious bonus room, perfect for family use. The fully finished basement adds a fourth bedroom and laundry area, providing flexibility for guests or extended family. Enjoy outdoor living on the large deck and landscaped yard. Roof was replaced in 2022. Quiet location with easy access to local amenities.