

120 Evanston Hill NW
Calgary, Alberta

MLS # A2227666



\$610,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,430 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, See Remarks, Tankless Hot Water		

Inclusions: N/A

Pride of ownership shines in this original-owner, semi-detached home located in the desirable community of Evanston. This 3-bedroom, 2.5-bath property features a bright and functional layout, a stylish kitchen with stainless steel appliances and quartz countertops, and a clean, immaculate interior. The primary bedroom has a 3-pc ensuite bathroom in addition to a large walk-in closet with plenty of storage. The home sits on a fully landscaped and fenced lot with a detached double-car garage. Enjoy the benefits of energy efficiency with installed solar panels. Front and back yards are beautifully maintained—ready for summer enjoyment. The owners have tastefully upgraded many items such as some interior light fixtures, added a powerful air conditioning unit and beautiful window coverings! This property is conveniently located near parks and shopping, and has quick access to 144 Ave NW and Stoney Trail. Don’t miss the 3D virtual tour to explore this fantastic opportunity! Call your favourite REALTOR to view this gem today!