

94 Evansdale Common NW
Calgary, Alberta

MLS # A2313706



\$749,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,629 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: None

Welcome to this beautifully maintained home offering over 2,600 sq. ft. of living space, plus an unspoiled basement ready for your future plans, whether it's a home gym, theatre room, extra bedrooms, or a space designed entirely for your lifestyle. Freshly painted and featuring brand new carpet on the second floor, this move-in ready home has been lovingly cared for throughout the years. The main floor offers a spacious layout with a large kitchen, oversized centre island, and plenty of room for family gatherings, everyday living, and entertaining. Upstairs, you'll find 3 generous bedrooms, 2.5 bathrooms, and a large bonus room perfect for movie nights, a kids' play area, home office, or an additional family space to unwind. Tucked away on a quiet street with no sidewalk to shovel during the winter, this home offers both convenience and low-maintenance living. Enjoy being within walking distance to St. Josephine Bakhita School, playgrounds, walking paths, transit, and nearby amenities. With easy access to major roads, commuting around the city is simple and convenient. A well-cared-for home in a family-friendly location, ready for its next chapter. **FEATURES: NEW ROOF, NEW SIDINGS, NEW GARAGE DOOR, NEW CARPET, FRESHLY PAINTED***VIRTUAL TOUR AVAILABLE*****