

125 Evanston Hill NW
Calgary, Alberta

MLS # A2313810



\$575,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,495 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: n/a

Don't miss this beautiful, move-in-ready semi-detached home featuring an bright, open-concept main floor with 9-foot ceilings and abundant natural light. The modern kitchen shines with quartz countertops, contemporary cabinetry, and stainless steel appliances, all complemented by durable laminate flooring throughout the living space. Upstairs, the functional layout includes a spacious master suite complete with a walk-in closet and a private 4-piece ensuite. Two additional generously sized bedrooms, a second 4-piece bathroom, and a dedicated laundry area complete the upper level. The fully developed basement offers one bedroom, full bathroom and a great entertainment room. Enjoy warm afternoons in the sunny, west-facing backyard. Brand new roof & siding: Replaced in December 2025. Central Air Conditioning: Installed in 2023 for year-round comfort. Situated close to parks, schools, and shopping, with quick and easy access to Stoney Trail.