

## 42 Evansford Grove NW Calgary, Alberta

**MLS # A2212116**



**\$729,000**

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

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