

**372 Evanspark Gardens NW
Calgary, Alberta****MLS # A2243937****\$610,000**

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,424 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: None

Opportunity knocks in Evanston!!! This well-kept and perfect property is ideal for the buyers who are just starting in home ownership or a young family looking for a quality home in a great neighbourhood. The main floor of this property welcomes you with sprawling hardwood floors into a spacious family room complete with fireplace, perfect for those movie nights, or step into the back of the home to your well appointed kitchen and nook area. The kitchen boasts granite counters, stainless appliances, corner pantry and a breakfast bar with seating for four. The upper floor features 3 well-sized bedrooms, 2 full bathrooms and a convenient upper floor laundry space. The lower level is un-spoiled as they say and ready for your imagination or great for storage, and your good sized fenced in backyard will be just what you need for the kids or pets and the 22x22 garage space is already in place to keep the cars warm in the winter. Great curb appeal, amazing street with lots of young families and a short drive to all the amenities, schools and parks you need to make this home turn key and the right place to call home!!! OPEN HOUSE SAT.23RD 1:30-3:30 & SUN. 24TH 1:00-3:00!!