

**171 Evanswood Circle NW
Calgary, Alberta**

MLS # A2262379



\$584,888

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|------------------|---|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,536 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 2 | Baths: | 2 full / 2 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Garden, Landscaped, Level, No Neighbour | | |

| | |
|--------------------|---------------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Hardwood, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Concrete, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | High Ceilings, Open Floorplan, Pantry |

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: None

OPEN HOUSE, SAT, Oct. 11, 2:00PM-4:00PMWelcome to this beautiful and well-maintained home offering over 2,500 sq. ft. of living space in the sought-after community of Evanston! The primary bedroom is conveniently located on the main floor, featuring a private ensuite and a spacious walk-in closet, perfect for comfort and accessibility. Step into the bright and open main level where high ceilings create an airy ambiance in the living and dining area, complemented by a cozy fireplace that adds warmth and charm. The second floor features a versatile flex room/loft, ideal for a home office or can easily be converted into an additional bedroom to suit your needs. The fully developed basement expands your living space with a family/entertainment room, a bedroom, and a full bathroom — perfect for guests or extended family. Enjoy a south-facing backyard with mature shrubs and trees, providing a peaceful retreat and plenty of natural light throughout the day. Located close to walking paths, schools, major highways, and all amenities, this home combines convenience with a welcoming neighborhood atmosphere. Move-in ready and thoughtfully cared for, this Evanston gem is waiting for you — welcome home! ***VIRTUAL TOUR AVAILABLE***