

**176 Evansview Gardens NW  
Calgary, Alberta**

**MLS # A2287536**



**\$439,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 399
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** NONE

Lovely 3-storey END UNIT located in a quiet complex in Evanston. Upon entering, you're welcomed by a bright foyer with convenient access to the 2-car attached garage. Head up to the main level where you'll find a bright, open-concept floor plan featuring 9-foot ceilings. The spacious living room offers hardwood flooring and an abundance of natural light from the patio doors leading to a private balcony that overlooks a peaceful greenspace and park—perfect for relaxing or hosting family BBQs this summer. The kitchen is ideal for family cooking, complete with ceramic tile flooring, rich dark cabinetry, a stylish tile backsplash, a breakfast bar, and stainless steel appliances. A cozy dining area and a 2-piece bathroom complete this floor. Upstairs, you'll find a generous primary suite with a 3-piece ensuite and large closet, along with two additional well-sized bedrooms, a main 4-piece bath, and a conveniently located laundry room