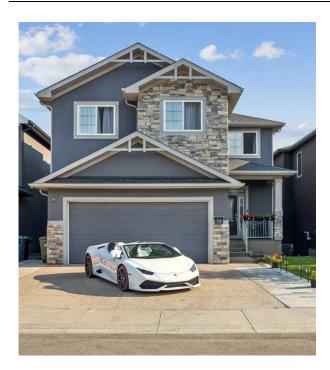


## 33 EVANSVIEW Court, Calgary T3P 0L6

MLS®#:	A2149648	Area:	Evanston	Listing Date:	07/29/24	List Price: <b>\$1,165,500</b>
Status:	Active	County:	Calgary	Change:	-\$34k, 13-Aug	Association: Fort McMurray



General Information				DOM		
Prop Type:	Residential			51		
Sub Type:	Detached			Layout		
City/Town:	Calgary	Finished Floor Are	a	Beds:	5(41)	
Year Built:	2016	Abv Sqft:	2,772	Baths:	3.5 (3 1)	
Lot Information		Low Sqft:		Style:	2 Storey	
Lot Sz Ar:	4,273 sqft	Ttl Sqft:	2,772			
Lot Shape:				Parking		
				Ttl Park:	5	
				Garage Sz:	2	
Access:					_	
Lot Feat: Park Feat:	Back Yard,Cul-De-Sac,Lawn,Landscaped,Square Shaped Lot,Views Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Off Street					
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Utilities and Features

Roof:	Asphalt Shingle	Construction:		
Heating:	Fireplace(s),Forced Air	Stucco,Wood Frame		
Sewer:		Flooring:		
Ext Feat:	Balcony,Lighting,Private Yard	Hardwood,Other,See Remarks		
		Water Source:		
		Fnd/Bsmt:		
		Block,Poured Concrete		
Kitchen Appl:	Dishwasher,Gas Stove,Range Hood,Washer/Dryer,Wind	ow Coverings,Wine Refrigerator		
Int Feat:	Bar,Built-in Features,Ceiling Fan(s),Chandelier,Crown M	lolding,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Separate		
	Entrance,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In	et(s),Wet Bar,Wired for Sound		
Utilities:				

			Room Information				
Room	Level	Dimensions	<u>Room</u>	Level	<u>Dimensions</u>		
Kitchen	Main	14`4" x 12`4"	Dining Room	Main	14`6" x 10`4"		
Living Room	Main	15`4" x 14`6"	Flex Space	Main	11`11" x 10`8"		
Game Room	Basement	27`11" x 19`4"	Bonus Room	Upper	15`7" x 14`1"		
Wine Cellar	Basement	9`6" x 2`2"	Laundry	Main	6`1" x 3`8"		
Furnace/Utility Room	Basement	10`6" x 8`4"	Balcony	Upper	14`2" x 5`8"		
Balcony	Main	14`2" x 5`8"	Bedroom - Primary	Upper	15`11" x 14`6"		
Bedroom	Upper	11`10" x 11`2"	Bedroom	Upper	11`10" x 10`2"		
Bedroom	Upper	11`3" x 10`11"	Bedroom - Primary	Basement	14`3" x 11`2"		
2pc Bathroom	Main	5`11" x 5`3"	4pc Bathroom	Basement	9`2" x 4`11"		
4pc Bathroom	Upper	10`11" x 5`11"	<b>6pc Ensuite bath</b> Legal/Tax/Financial	Upper	12`8" x 11`7"		
 Title:		Zoning:	-				
Fee Simple		R-1s					
Legal Desc:	1213648	N 25					
Legal Dese.	Remarks						
Pub Rmks:	OPEN HOUSE : AUGUST 24 & 25 (SATURDAY AND SUNDAY) 1PM TO 4PM						
Inclusions: Property Listed By:	negotiable eXp Realty						

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123