



THE
A-TEAM

**RE/MAX
FIRST**

233 EVANSDALE Way, Calgary T3P 0C2

MLS®#: **A2155141**

Area: **Evanston**

Listing Date: **08/15/24**

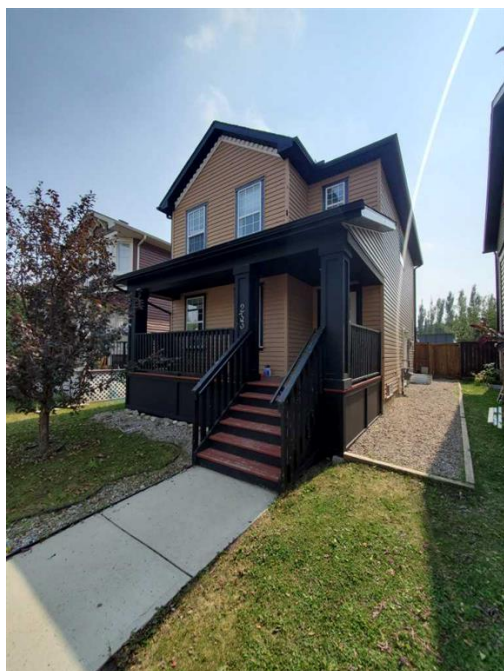
List Price: **\$659,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar: **3,379 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,311**
Low Sqft:
Ttl Sqft: **1,311**

DOM

34
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard,Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Other

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Pantry,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`6" x 7`0"	Living Room	Main	12`11" x 12`0"
2pc Bathroom	Main	8`2" x 8`0"	Kitchen	Main	8`9" x 11`6"
Dining Room	Main	10`3" x 11`6"	Pantry	Main	3`10" x 3`10"
4pc Bathroom	Upper	11`11" x 12`1"	Bedroom	Upper	11`4" x 8`8"
Bedroom	Upper	10`9" x 8`6"	Bedroom - Primary	Upper	12`11" x 10`4"
3pc Ensuite bath	Upper	5`2" x 8`2"	Kitchen With Eating Area	Basement	11`6" x 11`1"
4pc Bathroom	Basement	7`7" x 8`5"	Furnace/Utility Room	Basement	7`7" x 10`11"
Bedroom	Basement	91`11" x 10`10"	Flex Space	Basement	6`2" x 5`3"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 0811467
 Zoning: R-1N

Remarks

Pub Rmks: Presenting this beautiful fully finished 4 bedroom + 3.5 bath detached home with a legal suite and separate side entrance in the prestigious community of Evanston. The main level features 9-foot ceilings and low maintenance laminate floors, a large living area, bright kitchen and dining area that overlooks the yard through the patio sliding doors, a 2-piece powder room/laundry room and the front porch completes the main floor. Step out to the fully fenced backyard; you will see a large deck perfect for your summer bbqs, a walk in storage shed and a huge space to build a double detached garage. Upstairs, you will find your master retreat with a large walk-in closet and master ensuite. A full bath and 2 more good sized bedrooms complete the upper level. Go down to the basement and you will find the legal suite with a kitchen, full bath, a large bedroom and a finish under stairs for storage. Schools are a close walk from here, and bus route and shopping center. This home won't last! Check it out! Call your favorite realtor to book a showing today

Inclusions: SHED
 Property Listed By: TREC The Real Estate Company

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

