



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**493 EVANSTON Drive, Calgary T3P 0B1**

MLS®#: **A2160757**

Area: **Evanston**

Listing Date: **08/27/24**

List Price: **\$525,000**

Status: **Pending**

County: **Calgary**

Change: **-\$24k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,121 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Few Trees**  
Park Feat: **Double Garage Detached**

DOM

**22**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 10`6"</b>
<b>Family Room</b>	<b>Lower</b>	<b>16`10" x 14`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`6" x 10`5"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`8" x 4`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 6`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`11" x 5`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`6" x 11`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 5`2"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`11" x 6`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1112245**

Zoning:  
**M-G d44**

Remarks

Pub Rmks:

**Welcome to your new home in the vibrant, family-friendly community of Evanston! This end-unit townhome, with NO CONDO FEES, offers the perfect blend of single-family living and modern conveniences. With just one attached neighbor, this home features dual primary bedrooms, each with its own private ensuite. Recent upgrades include new carpets and fresh paint, giving the home a pristine, move-in-ready feel. The main floor is bright and inviting, showcasing an expansive kitchen with newer appliances and a convenient island, ideal for both cooking and casual dining. The adjoining dining and living areas provide plenty of space for entertaining. The finished basement is versatile, perfect for a family room, playroom, or gym. Step outside to discover an incredibly spacious, fenced backyard with an oversized deck—ideal for outdoor gatherings—and a double detached garage. Conveniently located just off Stoney Trail in Calgary's Northwest, Evanston offers all the amenities you need, from established parks and pathways to schools and the Evanston Towne Centre. Don't miss this opportunity to join the Calgary market and make this exceptional property your new home!**

Inclusions:  
Property Listed By:

**Bidet in Ensuite, TV Wall Mount in Bedroom  
CIR Realty**

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







