



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64 EVANSGLEN Close, Calgary T3P 0P1**

MLS® #: **A2164744** Area: **Evanston** Listing Date: **09/10/24** List Price: **\$619,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary** Finished Floor Area: **1,416**  
 Year Built: **2014** Abv Sqft: **1,416**  
 Low Sqft: **1,416**  
 Ttl Sqft: **1,416**  
Lot Information  
 Lot Sz Ar: **3,218 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

DOM

**9**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey, Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Central, Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer: **Playground** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5'0" x 7'0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11'2" x 8'2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11'2" x 9'3"</b>	<b>Living Room</b>	<b>Main</b>	<b>11'10" x 13'3"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>5'0" x 10'1"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9'8" x 6'6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9'4" x 11'3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13'5" x 10'0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11'8" x 14'11"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1411859**

Zoning:  
**R-2**

Remarks

Pub Rmks: **Welcome to your Next home sweet home, Nested in the heart of a vibrant Calgary neighborhood. The newly listed 3 bedroom 2.5 bathroom house with double front attached garage offers the perfect blend of comfort and convenience. This home is next to St Josephine Bakhita elementary school. Main floor comes with Beautiful modern kitchen with spacious dining area and living room with gas fireplace for cozy nights. Upper floor has 2 large bedrooms along with oversize master bedroom with spacious closet and 3Pc Bathroom. There is another 4pc bathroom on upper floor. Basement is partially finished with 2 big windows waiting for your final touchups. Huge backyard with good size deck perfect for hot summer BBQ get togethers. Don't miss on this one. .**

Inclusions:  
Property Listed By: **RE/MAX Real Estate (Central)**

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











