



THE
A-TEAM

**RE/MAX
FIRST**

63 EVANSTON Rise, Calgary T3P 3C5

MLS®#: **A2172744** Area: **Evanston** Listing Date: **10/11/24** List Price: **\$699,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **3,519 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,673**
 Low Sqft:
 Ttl Sqft: **1,673**

DOM

18
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Private Entrance**

Construction:
See Remarks
 Flooring:
Carpet,Hardwood
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Kitchen Island,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`7"	4pc Ensuite bath	Second	4`11" x 8`9"
Bedroom	Second	9`0" x 9`11"	Bedroom - Primary	Second	10`11" x 14`7"
3pc Bathroom	Second	5`2" x 10`0"	Bonus Room	Second	18`0" x 12`5"
2pc Bathroom	Basement	7`4" x 5`0"	Bedroom	Second	8`8" x 10`5"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

0310998

R-G

Remarks

Pub Rmks:

Open House Oct 12, 1-3pm. First time home buyer and investors alert! Welcome to this Gem House in Evanston! Open layout floor plan with Granite Kitchen Island and a wonderful dining room for young family. West facing Living room with fireplace bring you warm and cozy feeling inside. Upstairs there is one west facing primary bedroom in where you could soak in the sunshine after work, 4 pcs ensuite bathroom and walk-in closet and upper floor laundry room will comfort your life. Two more bedrooms on upper floor which is ideal to fulfill your family size growing in the future. Also you will find a large bonus room for enjoying your precious family time on second floor. Not done yet! Walk out basement is downstairs and it will be the potential value on your property, a secondary suite would be subject to approval and permitting by the city/municipality.

Inclusions:

N/A

Property Listed By:

Homecare Realty Ltd.

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







