



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**374 EVANSTON Way, Calgary T3P 0P1**

MLS®#: **A2173527**      Area: **Evanston**      Listing **10/17/24**      List Price: **\$689,567**  
 Status: **Pending**      County: **Calgary**      Change: **+\$23k, 05-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **3,562 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,613**  
 Low Sqft:  
 Ttl Sqft: **1,613**

DOM

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

Parking

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

Access:  
 Lot Feat: **Back Lane,Landscaped**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Range,Washer/Dryer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,High Ceilings,Quartz Counters**  
 Utilities:

Room Information

| Room                     | Level           | Dimensions            | Room                        | Level           | Dimensions            |
|--------------------------|-----------------|-----------------------|-----------------------------|-----------------|-----------------------|
| <b>2pc Bathroom</b>      | <b>Main</b>     | <b>6`5" x 4`10"</b>   | <b>Dining Room</b>          | <b>Main</b>     | <b>13`0" x 8`2"</b>   |
| <b>Kitchen</b>           | <b>Main</b>     | <b>14`0" x 12`4"</b>  | <b>Living Room</b>          | <b>Main</b>     | <b>13`10" x 16`4"</b> |
| <b>4pc Bathroom</b>      | <b>Second</b>   | <b>6`1" x 9`3"</b>    | <b>4pc Ensuite bath</b>     | <b>Second</b>   | <b>8`10" x 9`10"</b>  |
| <b>Bedroom</b>           | <b>Second</b>   | <b>10`1" x 11`10"</b> | <b>Bedroom</b>              | <b>Second</b>   | <b>10`5" x 11`10"</b> |
| <b>Bedroom - Primary</b> | <b>Second</b>   | <b>13`7" x 17`0"</b>  | <b>3pc Bathroom</b>         | <b>Basement</b> | <b>4`8" x 6`9"</b>    |
| <b>Bedroom</b>           | <b>Basement</b> | <b>10`4" x 11`6"</b>  | <b>Kitchen</b>              | <b>Basement</b> | <b>7`3" x 9`1"</b>    |
| <b>Game Room</b>         | <b>Basement</b> | <b>12`2" x 16`2"</b>  | <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>8`10" x 11`6"</b>  |

Title: **Fee Simple**  
 Legal Desc: **1411597**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this charming home built by Jayman in the highly sought-after community of EVANSTON, known for its family-friendly environment with three schools and nearby shopping complexes. Enjoy the convenience of a 3-minute walk to a Catholic school, a 1-minute walk to the bus stop and playground, and a 10-minute walk to Tim Hortons, FreshCo, and No Frills. This well-maintained home offers over 2000 sqft of living space on a CONVENTIONAL, east-facing lot. The main and upper floors feature luxury vinyl plank (LVP) flooring throughout. The GOURMET KITCHEN stands out with a large eat-up island, quartz countertops, upgraded stainless steel appliances, and a wall-mounted oven and microwave. Relax in the spacious living room with a GAS FIREPLACE, perfect for cozy evenings. Upstairs, the king-sized master suite features a walk-in closet and a private ensuite with a SOAKER TUB and a separate shower. Two additional bedrooms, a 4-piece bathroom, and a laundry room with built-in storage complete the upper level. The property includes a FULLY DEVELOPED BASEMENT with a bedroom, a rec room, and a KITCHEN, offering flexibility with the potential for conversion to a LEGAL SUITE. The basement has a 9' foundation and laundry rough-ins. Additional highlights include an OVERSIZED double detached garage measuring 21'3" x 23'2", an OVERSIZED deck, and ample roadside parking for guests. Recent renovations include NEW flooring, blinds, paint, lighting, and a freshly landscaped front lawn, all completed within the last six months. Additionally, the siding on two sides and the roof will be replaced at the earliest. This move-in-ready home is available for QUICK POSSESSION—a rare opportunity to join the vibrant EVANSTON community!**

Inclusions: **None**  
 Property Listed By: **eXp Realty**

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













