



THE
A-TEAM

**RE/MAX
FIRST**

133 EVANSTON Hill, Calgary T3P 1J7

MLS®#: **A2175836** Area: **Evanston** Listing Date: **10/30/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2018**
 Lot Information
 Lot Sz Ar: **2,981 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,482**
 Low Sqft:
 Ttl Sqft: **1,482**

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`11"	Dining Room	Main	16`5" x 10`7"
Kitchen	Main	14`4" x 13`1"	Living Room	Main	12`5" x 11`9"
4pc Bathroom	Upper	8`3" x 4`11"	4pc Ensuite bath	Upper	5`0" x 12`3"
Bedroom	Upper	9`2" x 12`4"	Bedroom	Upper	9`5" x 10`3"
Bedroom - Primary	Upper	13`8" x 12`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712059

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to your dream home! This beautifully designed 2-story home offers the perfect blend of modern style, comfort, and functionality. Bursting with curb appeal, you will fall in love the moment you pull up and see the charming front veranda. Stepping inside you will discover an open-concept main floor that seamlessly connects the spacious living and dining areas, ideal for entertaining or family gatherings. The low maintenance flooring throughout the main level is both elegant and practical, perfect for today's busy lifestyle. The stylish kitchen is a chef's delight, featuring dark cabinetry, quartz countertops, subway-style backsplash, and top-of-the-line stainless steel appliances. Upstairs, you'll find a large master suite that boasts a generous walk-in closet and a luxurious ensuite bathroom, complete with dual sinks and an oversized shower outfitted with quartz countertops. Two additional well-appointed bedrooms, a main bath, and convenient laundry facilities complete the upper level. Step outside to your expansive west-facing backyard, where you can unwind on the large maintenance free deck in your private space—an ideal place for outdoor entertaining or relaxing in the sunshine while the kids play. No more scraping car windows with a double detached garage with high ceilings. Evanston offers a variety of great amenities, restaurants, schools, parks and playgrounds and easy access to major routes. All of this makes this the perfect place to call home.**

Inclusions: **Alarm System**
Property Listed By: **CIR Realty**

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







133 Evanston Hill NW, Calgary, AB
Main Floor Exterior Area 723.76 sq ft



0 4 8 ft

PREPARED: 2024/10/29

Some regions are excluded from this floor area in CALIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







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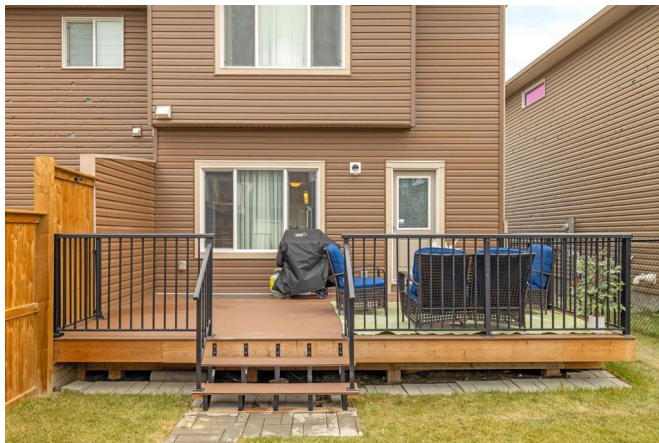
2nd Floor Exterior Area 758.35 sq ft
Excluded Area 6.33 sq ft



0 3 6

PREPARED: 2024/10/29

While regions are excluded from total floor area in CLSDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





133 Evanston Hill NW, Calgary, AB

Main Building Total Exterior Area Above Grade 1462.12 sq ft



Main Floor
Exterior Area 223.16 sq ft



2nd Floor
Exterior Area 126.35 sq ft

0 5 10
m

PREPARED: 2024/10/29

What regions are excluded from total floor areas in GUIDE floor plans. All room dimensions and floor areas must be considered approximations and are subject to independent verification.

GUIDE