



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 EVANSTON Rise, Calgary T3P 1C5**

MLS®#: **A2178165**

Area: **Evanston**

Listing Date: **11/08/24**

List Price: **\$689,999**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,724 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**43**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,ENERGY STAR Qualified Refrigerator,Garage Control(s),Refrigerator,Stove(s),Washer,Washer/Dryer Stacked**  
Int Feat: **No Animal Home,No Smoking Home,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`2" x 4`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 12`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`8" x 8`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 10`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`1" x 5`5"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`10" x 9`2"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`0" x 11`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 13`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 10`1"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 12`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`0" x 5`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`0" x 9`2"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`9" x 11`3"</b>	<b>Game Room</b>	<b>Basement</b>	<b>14`3" x 16`9"</b>

Furnace/Utility Room

Basement

8`9" x 10`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0310998

Zoning:

R-G

Remarks

Pub Rmks:

**INVESTOR ALERT! Welcome to this beautiful fully developed 4 bedroom 2 storey home with over 2400Sq ft of living space and WALKOUT SUITED BASEMENT(Illegal) nestled in the sought-after community of Evanston. The main floor has a beautiful hard wood flooring throughout the home with a vaulted ceiling in the foyer. It also has a 2 pce bathroom and a main floor laundry room with soaker unit. Also a fireplace is nestled in a corner in the living room. Kitchen presents you with maple cabinets and undermounts lighting. On the upper level you have a large fully tiled shower with heated flooring and a large masters bedroom with a walking closet. The Second and third bedrooms are also found on this upper level. Did I forget to mention that the suited basement would be a huge help in making those mortgage payments right away. This home will not be in the market for too long. Call for viewing today. Hail damages have been settled and taken care of by the home Insurance. As per sellers request Showings only on MONDAY TO SATURDAY FROM 12PM TO 6PM. NO SHOWINGS ON SUNDAY FOR NOW PLEASE.**

Inclusions:

N/A

Property Listed By:

Premiere Realty Direct

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

















