



THE
A-TEAM

**RE/MAX
FIRST**

214 EVANSMEADE Point, Calgary T3P 1B8

MLS®#: **A2183481**

Area: **Evanston**

Listing Date: **12/13/24**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,548

Year Built:

2003

Low Sqft:

Ttl Sqft:

1,548

Lot Information

Lot Sz Ar:

3,681 sqft

Lot Shape:

DOM

8

Layout

Beds:

4 (4)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Cul-De-Sac,Front Yard,Landscaped,Level,Street Lighting,Rectangular Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Standard,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Closet Organizers,Laminate Counters,Open Floorplan,Pantry,Storage,Vinyl Windows

Utilities:

Room Information

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

Room	Level	Dimensions
Bedroom	Upper	10`6" x 9`10"
Family Room	Main	16`2" x 12`11"
Bedroom - Primary	Upper	12`8" x 12`4"
4pc Bathroom	Upper	
Family Room	Basement	13`9" x 11`3"
Laundry	Basement	14`9" x 12`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0214381

Remarks

Pub Rmks: **This impressive CLEAN 4-bedroom home has numerous updates & is very well maintained. With over 2294 sq ft of living space (including the finished basement), this home is a great example of exceptional value. The layout is designed for families and is built in one of Calgary's established areas! 24/7 Online Open House - Click the tour ICON to check it out! The main living area is very bright & open, with laminate & tile floors from the front entry into the kitchen/nook area and including the hallway/bathroom! The Kitchen features a dramatic central island with a sink and flush eating bar, a corner pantry, upgraded appliances, and lots of cabinets & countertop space. Upstairs features three restful bedrooms! The primary bedroom offers his/her closets and a full 4-piece ensuite. The lower level is finished with a big family room, a fourth bedroom, and a laundry room. Many upgraded details: electric fireplace with accent wall detail, white doors, trim & baseboards, elegant door headers, curved arches, 24' x 12' rear wood deck, roof shingles replaced in 2020, garage - door replaced in 2022 with Chamberlain 3/4 HP Ultra-Quiet Belt Drive Smart Garage Door Opener with Integrated Camera and LED Light & excellent fresh paint! Plus - A very convenient cul-de-sac location. Incredible design, value, and squeaky clean, too! An early 2025 possession date is available! Call your friendly REALTOR(R) to book a viewing!**

Inclusions: **Basement: 2 pce sofa set + bed frame**

Property Listed By: **Jayman Realty Inc.**

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

214 EVANSMEADE POINT NW
RAW DEVELOPED: 116.65 SQ FT / 10.21 AC
UPPER LEVEL (AGL): 883.06 SQ FT / 79.80 AC
TOTAL ABOVE GRADE BMSR SIZE: 1,048.88 SQ FT / 143.89 AC
BASEMENT DEVELOPED AREA (BGL): 139.17 SQ FT / 12.82 AC
BASEMENT UNDEVELOPED AREA (BGL): 706.88 SQ FT / 64.59 AC
TOTAL ASHRA AREA: 2,294.72 SQ FT / 211.18 AC











