



532 EVANSTON Link, Calgary T3P 0R4

MLS®#: **A2194584** Area: **Evanston** Listing Date: **02/14/25** List Price: **\$664,900**
 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: **2015**
 Lot Information
 Lot Sz Ar: **2,863 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level**
 Park Feat: **Double Garage Detached**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Dry Bar,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`8"	4pc Bathroom	Second	10`3" x 4`11"
4pc Bathroom	Basement	8`0" x 4`11"	5pc Ensuite bath	Second	10`9" x 7`3"
Entrance	Main	4`8" x 6`3"	Living Room	Main	13`9" x 10`5"
Kitchen With Eating Area	Main	12`11" x 10`7"	Pantry	Main	3`9" x 7`0"
Dining Room	Main	9`9" x 12`6"	Mud Room	Main	4`9" x 4`7"
Foyer	Main	21`3" x 5`7"	Other	Main	9`1" x 9`8"
Bedroom - Primary	Second	12`11" x 12`6"	Walk-In Closet	Second	7`3" x 4`7"

Laundry	Second	4`9" x 5`8"	Bedroom	Second	9`10" x 9`11"
Bedroom	Second	9`11" x 11`4"	Kitchen	Basement	7`2" x 8`3"
Living/Dining Room Combination	Basement	16`9" x 13`4"	Bedroom	Basement	9`4" x 11`3"
Laundry	Basement	9`11" x 5`6"	Furnace/Utility Room	Basement	6`11" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1413364**

Zoning:
R-G

Remarks

Pub Rmks: **Discover the perfect blend of style and functionality in this stunning Evanston home! Featuring three spacious bedrooms upstairs and an additional bedroom in the finished basement, this home offers plenty of space for family, guests, or a home office. The open-concept main floor is designed for modern living, with a bright and airy layout, a stylish living area, and a well-appointed kitchen complete with granite countertops, stainless steel appliances, and ample storage. The primary bedroom is a true retreat with a walk-in closet and private ensuite. The finished basement adds extra versatility, perfect for recreational space and/or guest suite. But be careful, your guests may not want to leave this home away from home basement. By the way, you'll also find a Fridge, a dishwasher and a washer and dryer in the basement. This home is not complete without the huge 24x24 double detached garage.. Conveniently located near parks, schools, shopping, and transit, this home is a must-see. Book your showing today!**

Inclusions:
 Property Listed By: **Refrigerator, Dishwasher, Washer, Dryer**
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