

# \$584,900 - 449 Evanston Drive N, Calgary

MLS® #A2241306

**\$584,900**

3 Bedroom, 3.00 Bathroom, 1,537 sqft

Single Family on 0.07 Acres

Evanston, Calgary, Alberta

IMMACULATE and extremely well maintained home in the convenient community of Evanston! This home is 1536 sq ft with 3 bedrooms and 2.5 baths, a well thought out floor plan, spacious kitchen with large island, corner pantry and lots of counter space and cabinets. Maple hardwood floors on the main in excellent condition, natural cabinetry and granite counters in the kitchen makes this a bright and beautiful space to prepare and host. There is also a unique pass through with extra counter space and pot drawers used currently as a coffee counter as well as a built in desk area with more cabinets! Neutral tones throughout, and very clean home! There is a spacious front and back entry with lots of storage space including a walk in front closet and a open mudroom. Upstairs, there are 3 sizable bedrooms, 4 pc ensuite, 4 pc bath and the laundry room for convenience! The yard is a delight in the summer with the greenest grass on the block and plentiful perennial flowers along with an area to garden. A double detached garage (21x22) is also included for your cars and extra storage. Upgrades include Roof (2025), Sidings (2025), Exterior Painting (2025), Washer & Dryer (2022), Electric Range (2024). The basement is undeveloped, awaiting your personal touch! For a detailed walk through check out the virtual tour link! (id:6289)

Built in 2012



## Essential Information

Listing #	A2241306
Price	\$584,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,537
Acres	0.07
Year Built	2012
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	449 Evanston Drive N
Subdivision	Evanston
City	Calgary
Province	Alberta
Postal Code	T3P0H1

## Amenities

Amenities	Schools, Shopping
Features	Back lane, No Animal Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Forced air
Cooling	None
# of Stories	2

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office

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