

516 Evanston Drive NW
Calgary, Alberta

MLS # A2229938



\$485,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,192 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Walk-In Closet(s)		

Inclusions: HOT TUB - AS IS/WHERE IS, CAN BE REMOVED PRIOR TO POSSESSION IF REQUESTED BY BUYER

Providing an abundance of charm, this two bedroom townhome in the heart of Evanston boasts a double detached garage, finished basement, and no condo fees. perfect for a first time buyer looking to start their exciting next chapter, or an investor adding to their portfolio with the unique double primary bedroom floor plan making a fantastic rental property. Conveniently located just steps from schools, playgrounds, and Evanston's shopping centre which includes grocery, convenience, pharmacies, professional services and restaurants. Enjoy warm summer nights out on the deck in the private backyard, fully fenced with plenty of room for pets to play. Utilize all three levels with a fully finished basement which makes a great games room, gym, or hobby space. Enjoy a surplus of storage space in the double garage, and in the lower level utility room. Take advantage of this fantastic opportunity to own in one of Evanston's most desirable condo-free townhomes today.