



\$ 434,900.00

414 EVANSDALE WAY NW CALGARY

<https://paulbrinton.com>

This ideal family home in Evanston is awaiting your arrival! Offering over 1600ft² with 3 bedrooms, 2.5 baths, DOUBLE GARAGE & A/C! Located just steps from a PLAYGROUND & situated within walking distance to connecting trails & pathways. The bus stop is only one block away, two shopping plazas are...

- 3 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1165330

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-12-03 00:14:44

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 12/03/21

Two Piece Bath: 1

Lot size: 3272 sq ft

Year built: 2007

Parking: Double Garage Detached, Garage Faces Rear

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas, Living Room, Mantle, Tile

Exterior Features: Private Yard

District: CAL Zone N

Inclusions: Deep freeze in basement & basement storage shelf

Lot Features: Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Private, Rectangular Lot

Total Parking: 2

Flooring: Carpet, Ceramic Tile, Hardwood

Community Features: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

Roof Type: Shingle



Heating Type: Forced Air

PROPERTY INFORMATION

Basement: Full, Unfinished

Laundry features: Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Construction Materials: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Appliances: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Subdivision Name: Evanston

Lot Size Acres: 0.08

Levels: Two

Zoning: R-1N

List Price Square Foot: \$ 270.30

Photo Count: 42

Unit Exposure: N

Suite: No

Frontage Metres: 9.18M 30`1"

Living Area SF: 1608.96

Structure Type: House

Restrictions: None Known

