

# \$485,000 - 516 Evanston Drive Nw, Calgary

MLS® #A2229938

## \$485,000

2 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.05 Acres

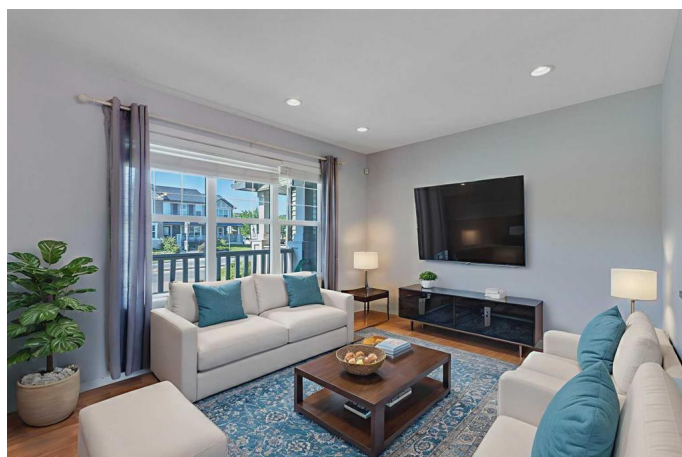
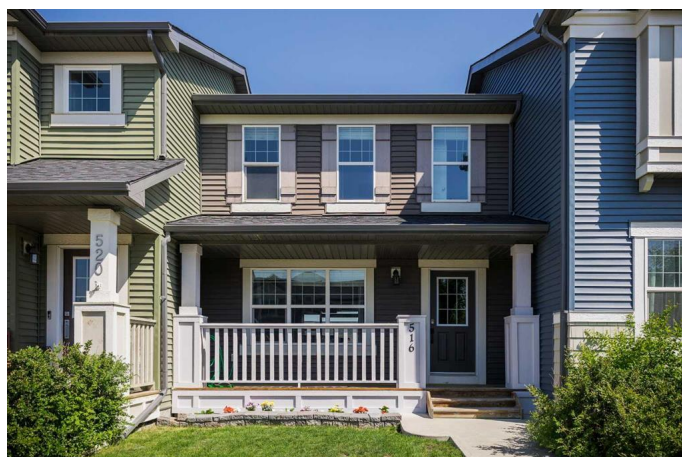
Evanston, Calgary, Alberta

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.

Built in 2011

## Essential Information

MLS® #	A2229938
Price	\$485,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,192
Acres	0.05
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	516 Evanston Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0H2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dock
Lot Description	Back Lane, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 10th, 2025
Days on Market	5
Zoning	M-G d44

### **Listing Details**

Listing Office	The Real Estate District
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