# **\$539,950 - 108 Evanston Hill Nw, Calgary**

MLS® #A2231051

# \$539,950

2 Bedroom, 2.00 Bathroom, 1,359 sqft Residential on 0.88 Acres

Evanston, Calgary, Alberta

Fall in love with your new home in the vibrant, family oriented community of Evanston. This unique side by side home offers modern stylish finishes and a super functional layout on a prime corner lot. Striking red siding, contemporary architecture, well maintained landscaping and the coolest weather resistant fence made from bamboo make this property stand out from the crowd. You'll feel at home right away as you step into the bright and sunny living space with its soaring vaulted ceilings and spacious open concept layout with tons of windows. You'II love the well planned kitchen with popular white cabinetry, gleaming stainless steel appliances, quartz counters and a centre island with seating for friends and family to gather. A cute little coffee or appliance station leads to your oversized pantry / storage room. The kitchen is also open to the dining area and a back door leads to your deck for easy access for grilling and outdoor dining. 2 more closets on this level provide ample storage for outer wear and other items. The second level of this home has one bedroom plus a full bath creating a perfect private space for a child or teen's room, guest room or maybe a home office. The spacious owner's retreat is on the top level. The 5 pc ensuite includes his and hers sinks, a good sized soaker tub and a separate shower plus there is a generous walk in closet. You'II love the convenience of upstairs laundry and the vaulted open hallway takes advantage of the many windows on the main







level creating a bright and open feel. You can expand your living space as needed in the clean, dry and unspoiled basement. Big windows give you the opportunity to add additional bedrooms if desired. The backyard has a nice deck and plenty of grassy area for kids and pets to play plus there is room to add a garage with back alley access. You are going to love living in Evanston. This modern suburban community offers an abundance of green spaces, great local schools and access to all urban amenities and major roadways. Don't miss your chance to call this one home.

Built in 2019

#### **Essential Information**

MLS® # A2231051 Price \$539,950

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,359
Acres 0.88

Year Built 2019

Type Residential

Sub-Type Semi Detached

Style 3 Level Split, Side by Side

Status Active

# **Community Information**

Address 108 Evanston Hill Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1J6

#### **Amenities**

Parking Spaces 2

Parking Off Street

### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Rain Gutters

Lot Description Back Yard, Corner Lot, Back Lane, Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed August 5th, 2025

Days on Market 72

Zoning R-G

# **Listing Details**

Listing Office RE/MAX Key

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