

\$800,000 - 33 Evansview Manor Nw, Calgary

MLS® #A2189082

\$800,000

3 Bedroom, 3.00 Bathroom, 1,418 sqft
Residential on 0.10 Acres

Evanston, Calgary, Alberta

There's nothing quite like the feeling of finding the home of your dreams and now you have, here in this beautifully appointed walkout bungalow in the mature community of Evanston. This fully finished 3 bedroom + den home enjoys central air & hardwood floors, soaring vaulted ceilings, 2 car garage & private backyard with covered patio. Wonderful free-flowing floor plan filled with natural light, from the open concept flex room...which is perfect as your home office or formal dining room, to the inviting living room with its fireplace. The sleek designer kitchen cabinetry & glistening granite countertops, subway tile backsplash & walk-in pantry, & the upgraded stainless steel appliances. The relaxing owners retreat has a walk-in closet & ensuite with soaker tub, separate shower & granite topped double vanities. The walkout level - with high ceilings, is beautifully finished with 2 large bedrooms, and 4 piece bathroom. Convenient main floor laundry with large closet & built-ins. The backyard is fully fenced & landscaped, complete with storage shed. Additional features include underground sprinklers, central vacuum system, fantastic balcony with natural gas line for your BBQ where you can sit back, relax and take in the wide open views! Walking distance to a playground & park, only a short drive to Evanston Towne Centre & Creekside Shopping Centre plus easy access to Stoney & Deerfoot Trails to take you downtown, the airport and beyond, this amazing home truly



does have it all!

Built in 2011

Essential Information

MLS® #	A2189082
Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,418
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	33 Evansview Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3p0j7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home, Open Floorplan, Central Vacuum, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot, Lawn, Landscaped, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 20th, 2025
Days on Market	53
Zoning	R-1s

Listing Details

Listing Office	RE/MAX First
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