

# **\$557,000 - 188 Evanston Hill Nw, Calgary**

MLS® #A2264195

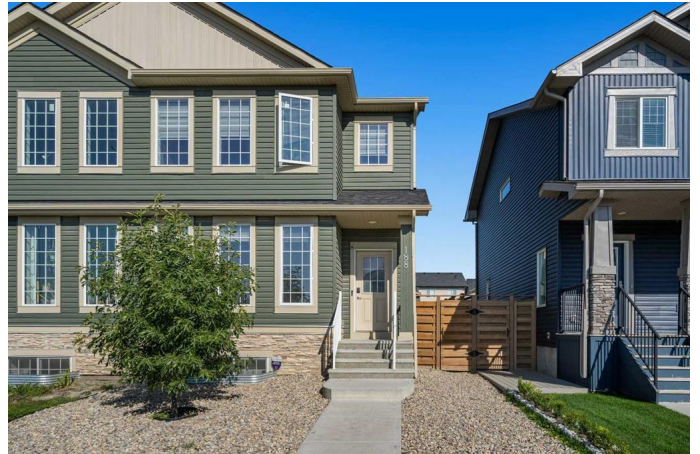
**\$557,000**

3 Bedroom, 3.00 Bathroom, 1,750 sqft

Residential on 0.01 Acres

Evanston, Calgary, Alberta

PRICE REDUCED FOR QUICK SALE. 2025 ASSESSED VALUE FOR THIS HOME IS \$623,000, SO THE HOME IS REASONABLY PRICED. Welcome to this charming two-storey home designed for comfort and functionality. It is the award-winning Concord by Broadview Homes. It has the biggest garage in the stretch of semi-detached duplexes. You will fall in love with this beautiful 3-bedroom home, along with an additional Flex room. The versatile flex room will be an ideal home office, playroom, or guest space. You then walk into the exquisite kitchen, with its quartz countertops and beautiful cabinetry. A stainless steel electric stove, dishwasher, microwave, and refrigerator complete the kitchen. The spacious living room and dining area complete the beautiful main floor of this home. The Upper floor has 2 well-sized bedrooms with a 3-piece bathroom. This floor also features a bright, expansive primary bedroom retreat with a 5-piece en-suite for added privacy and relaxation. The basement is unfinished and awaits your creative abilities to turn it into a living space as well. The home is located in Evanston, surrounded by lots of shopping malls and banks. The Moraine, Ambleridge and Starling communities are just a few minutes' walk away. Carrington and Livingston are just about a 5-minute drive from this home. Call your realtor to book a showing. Good bus stops for the Calgary Transit as well as yellow bus stops all within walking distance to this gorgeous home.



Built in 2019

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264195               |
| Price          | \$557,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,750                  |
| Acres          | 0.01                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 188 Evanston Hill Nw |
| Subdivision | Evanston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3P 1J6              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Storage, Tile Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Washer/Dryer, Window Coverings                 |
| Heating           | Central, High Efficiency                                                                                    |
| Cooling           | None                                                                                                        |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full                                                                                                        |

**Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Playground, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Front Yard, Landscaped, Treed                           |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Concrete, Vinyl Siding                                             |
| Foundation        | Poured Concrete, Slab                                              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 21                 |
| Zoning         | R-G                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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