

# \$440,000 - 96 Evansview Gardens Nw, Calgary

MLS® #A2231485

**\$440,000**

2 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome to 96 Evansview Gardens NW â€“

Nestled in the vibrant, family-friendly community of Evanston!

Enjoy the convenience of being within walking distance to schools, parks, scenic pathways, and all major amenities.

This well-maintained and functional 2-bedroom, 2.5-bath townhouse offers outstanding value. The extended driveway and double (tandem) attached garage provide ample parking and generous storage space.

Step inside to a spacious, tiled entry from either the front door or garage. Upstairs, you'll find a warm and inviting living room with beautiful hardwood flooring, perfect for relaxing or entertaining. The bright, tiled kitchen and dining area overlook the recently rebuilt private patio, which faces a quiet, landscaped courtyardâ€”an ideal space for morning coffee or evening gatherings.

The kitchen features sleek dark cabinetry, stainless steel appliances, quartz countertops, and a large window that fills the space with natural light. A stylish 2-piece bathroom completes this level.

Upstairs, youâ€™ll find the laundry conveniently located in the hallway, along with two generously sized carpeted bedroomsâ€”each with its own private ensuite bathroom. The stairs to the upper level are



also carpeted for comfort and warmth.

Whether you're a first-time buyer or investor, this is a fantastic opportunity in a sought-after neighbourhood.

Donâ€™t miss your chance to make this home yoursâ€”schedule a viewing today!

Built in 2011

**Essential Information**

MLS® #	A2231485
Price	\$440,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.03
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	96 Evansview Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0L2

**Amenities**

Amenities	Park, Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

**Interior**

Interior Features	Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	City Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	3
Zoning	M-G d44

## Listing Details

Listing Office	eXp Realty
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