288 Evansdale Way NW
Calgary, Alberta

MLS # A2221291

$629,900

Division:	Evanston
Type:	Residential/House
Style:	2 Storey

Size:	1,325 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	4	**Baths:**	3 full / 1 half

Garage:	Off Street, Parking Pad
Lot Size:	0.07 Acre
Lot Feat:	Back Lane, Back Yard, Rectangular Lot

Heating:	Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to 288 Evansdale Way – a well-maintained gem situated in the desirable community of Evanston. This versatile property is ideal for families seeking comfort and space, or savvy investors looking for potential rental income. Step inside to discover a bright and inviting main floor living room that flows effortlessly into the open-concept kitchen and dining area. The kitchen is thoughtfully designed, boasting stainless steel appliances, a pantry for extra storage, and plenty of counter space for meal preparation. Off the dining area, you’ll find a large back deck and private yard—perfect for summer BBQs and outdoor gatherings. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a master suite with its own ensuite for added privacy and convenience. The basement is fully finished with a separate entrance and is illegally suited, offering 1 additional bedroom, a living room, full kitchen, bathroom, and its own laundry area. This setup is ideal for extended family, guests, or as a potential rental suite to generate extra income. Located close to schools, parks, shopping, and major roadways, this home is the perfect blend of comfort, convenience, and investment opportunity. Book your private viewing today and explore the possibilities!