

120 Evanston Hill NW  
Calgary, Alberta

MLS # A2227666



**\$599,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,442 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, See Remarks, Tankless Hot Water		

**Inclusions:** N/A

**\*PRICE DROP\*** Pride of ownership shines in this original-owner, semi-detached home located in the desirable community of Evanston. This 3-bedroom, 2.5-bath property features a bright and functional layout, a stylish kitchen with stainless steel appliances and quartz countertops, and a clean, immaculate interior. The primary bedroom has a 3-pc ensuite bathroom in addition to a large walk-in closet with plenty of storage. The home sits on a fully landscaped and FENCED lot with a detached DOUBLE-CAR GARAGE. Enjoy the benefits of energy efficiency with installed solar panels. Front and back yards are beautifully maintained&mdash;ready for summer enjoyment. The owners have tastefully upgraded many items such as some interior light fixtures, added a powerful air conditioning unit and beautiful window coverings! This property is conveniently located near parks, school and shopping, and has quick access to 144 Ave NW and Stoney Trail. Don&rsquo;t miss the 3D virtual tour to explore this fantastic opportunity! Call your favorite REALTOR to view this gem today!