



# 44 Evansview Road Calgary Alberta

\$465,000

Don't miss your opportunity to own this BRIGHT end unit, turn-key townhouse! Quick possession available! For sale by the original owner, you'll appreciate the meticulous care taken of the home and the fantastic light afforded by the abundant windows! You and your guests will be greeted by the curb appeal of the exterior stonework and lovely greenery! Hardwood flooring runs through the spacious main living space, and the rich tone is perfectly complimented by the kitchen cabinets and inviting, neutral paint... The aesthetic is sure to welcome the new owner's personal style with ease! The large kitchen has tile flooring, ample counterspace, a breakfast bar, and full pantry. The flow of the kitchen to dining space, then living room connected to a convenient office nook and access to the balcony (with sunny South exposure!) is simply perfect for your daily comfort and entertaining purposes! The large primary bedroom is well-appointed with a walk-in closet and full en suite! The upper level is complete with 2 additional bedrooms, another full bath, and convenient upper-level laundry closet. Enjoy 3 personal parking spots with the attached, tandem double garage plus driveway! The oversized garage also provides tons of storage space, and with the extra windows this could easily be framed in for an additional office/flex room! RMS: 1349.57 SqFt Builder: 1,383 SqFt. (id:6769)

Living room 14.58 Ft x 12.08 Ft

Eat in kitchen 15.17 Ft x 11.58 Ft

Dining room 10.67 Ft x 8.00 Ft

Den 5.58 Ft x 5.42 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.92 Ft x 11.08 Ft

Other 4.67 Ft x 4.08 Ft

Bedroom 9.92 Ft x 8.92 Ft

Bedroom 9.92 Ft x 9.83 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



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See

**Mirror**

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