



# 43 Evanston Rise Calgary Alberta

\$689,999

INVESTOR ALERT! Welcome to this beautiful fully developed 4 bedroom 2 storey home with over 2400Sq ft of living space and WALKOUT SUITED BASEMENT(Illegal)nestled in the sought-after community of Evanston.The main floor has a beautiful hard wood flooring throughout the home with a vaulted ceiling in the foyer.it also has a 2 pce bathroom and a main floor laundry room with soaker unit.Also a fireplace is nestled in a corner in the living room.Kitchen presents you with maple cabinets and undermounts lighting.On the upper level you have a large fully tiled shower with heated flooring and a large masters bedroom with a walking closet,The Second and third bedrooms are also found on this upper level.Did I forget to mention that the suited basement would be a huge help in making those mortgage payments right away.This home will not be in the market for too long.Call for viewing today.Hail damages have been settled and taken care of by the home Insurance.As per sellers request Showings only on MONDAY TO SATURDAY FROM 12PM TO 6PM.NO SHOWINGS ON SUNDAY FOR NOW PLEASE. (id:6769)

4pc Bathroom 7.83 Ft x 9.17 Ft  
4pc Bathroom 10.00 Ft x 11.42 Ft  
Bedroom 9.58 Ft x 13.75 Ft  
Bedroom 9.33 Ft x 10.08 Ft  
Primary Bedroom 13.00 Ft x 12.17 Ft  
4pc Bathroom 7.00 Ft x 5.08 Ft  
Bedroom 15.00 Ft x 9.17 Ft  
Kitchen 9.75 Ft x 11.25 Ft

Recreational, Games room 14.25 Ft x 16.75 Ft  
Furnace 8.75 Ft x 10.25 Ft  
2pc Bathroom 7.17 Ft x 4.75 Ft  
Dining room 12.08 Ft x 12.42 Ft  
Foyer 10.67 Ft x 8.00 Ft  
Kitchen 11.42 Ft x 10.00 Ft  
Laundry room 7.08 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:  
Premiere Realty Direct

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