

# \$597,500 - 188 Evanston Hill Nw, Calgary

MLS® #A2251636

**\$597,500**

3 Bedroom, 3.00 Bathroom, 1,750 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

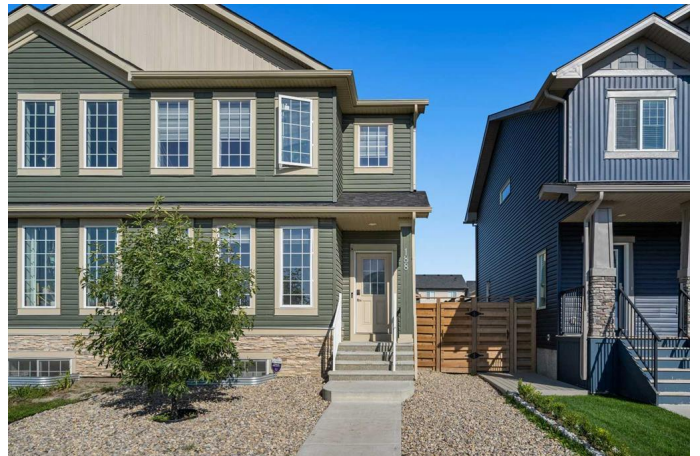
Welcome to this charming 2-storey home designed for comfort and functionality. It is the award-winning Concord by Broadview Homes. It has the biggest garage in the stretch of semi-detached duplexes. You will fall in love with this beautiful 3-bedroom home, along with an additional Flex room. The versatile flex room will be an ideal home office, playroom, or guest space. You then walk into the exquisite kitchen, with its quartz countertops and beautiful cabinetry. A stainless electric stove, dishwasher, microwave, and refrigerator complete the kitchen. The spacious living room and dining area complete the beautiful main floor of this home. The Upper floor has 2 well-sized bedrooms with its 3-piece bathroom. This floor also features a bright, expansive primary bedroom retreat with a 5-piece en-suite for added privacy and relaxation. The basement is unfinished and awaits your creative abilities to turn it into a living space as well. The home is located in Evanston, surrounded by lots of shopping malls and banks. The Moraine, Ambleridge, and Starling communities are just a few minutes' walk away. Carrington and Livingston are just about a 5-minute drive from this home. Call your realtor to book a showing.

Built in 2019

## Essential Information

MLS® #

A2251636



Price	\$597,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,750
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	188 Evanston Hill Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1J6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Storage, Tile Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Washer/Dryer, Window Coverings
Heating	Central, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Lighting, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Treed

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete, Slab

**Additional Information**

Date Listed	August 28th, 2025
Days on Market	1
Zoning	R-G
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Grand Realty
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