

# \$440,000 - 96 Evansview Gardens Nw, Calgary

MLS® #A2231485

**\$440,000**

2 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome to 96 Evansview Gardens NW â€”

Nestled in the vibrant, family-friendly community of Evanston!

Enjoy the convenience of being within walking distance to schools, parks, scenic pathways, and all major amenities.

This well-maintained and functional 2-bedroom, 2.5-bath townhouse offers outstanding value. The extended driveway and double (tandem) attached garage provide ample parking and generous storage space.

Step inside to a spacious, tiled entry from either the front door or garage. Upstairs, you'll find a warm and inviting living room with beautiful hardwood flooring, perfect for relaxing or entertaining. The bright, tiled kitchen and dining area overlook the recently rebuilt private patio, which faces a quiet, landscaped courtyardâ€”an ideal space for morning coffee or evening gatherings.

The kitchen features sleek dark cabinetry, stainless steel appliances, quartz countertops, and a large window that fills the space with natural light. A stylish 2-piece bathroom completes this level.

Upstairs, youâ€™ll find the laundry conveniently located in the hallway, along with two generously sized carpeted bedroomsâ€”each with its own private ensuite bathroom. The stairs to the upper level are



also carpeted for comfort and warmth.

Whether you're a first-time buyer or investor, this is a fantastic opportunity in a sought-after neighbourhood.

Donâ€™t miss your chance to make this home yoursâ€”schedule a viewing today!

Built in 2011

**Essential Information**

MLS® #	A2231485
Price	\$440,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.03
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	96 Evansview Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0L2

**Amenities**

Amenities	Park, Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

**Interior**

Interior Features	Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	City Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	5
Zoning	M-G d44

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.