

# \$485,000 - 516 Evanston Drive Nw, Calgary

MLS® #A2229938

**\$485,000**

2 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.05 Acres

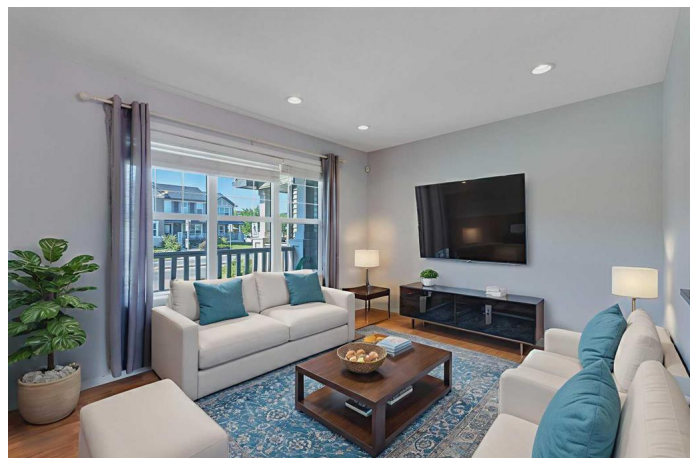
Evanston, Calgary, Alberta

Providing an abundance of charm, this two bedroom townhome in the heart of Evanston boasts a double detached garage, finished basement, and no condo fees. perfect for a first time buyer looking to start their exciting next chapter, or an investor adding to their portfolio with the unique double primary bedroom floor plan making a fantastic rental property. Conveniently located just steps from schools, playgrounds, and Evanston's shopping centre which includes grocery, convenience, pharmacies, professional services and restaurants. Enjoy warm summer nights out on the deck in the private backyard, fully fenced with plenty of room for pets to play. Utilize all three levels with a fully finished basement which makes a great games room, gym, or hobby space. Enjoy a surplus of storage space in the double garage, and in the lower level utility room. Take advantage of this fantastic opportunity to own in one of Evanston's most desirable condo-free townhomes today.

Built in 2011

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2229938  |
| Price      | \$485,000 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,192         |
| Acres          | 0.05          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 516 Evanston Drive Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 0H2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Walk-In Closet(s)                                              |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Dock                                                          |
| Lot Description   | Back Lane, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 5               |
| Zoning         | M-G d44         |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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