

**123 Evanswood Circle NW Calgary, AB T3P 0K2**

**Residential**  
**Active**      **A1051099**



Recent Change: **11/24/2020 : NEW**

**Public Remarks:** Come and see this incredible Sonoma Model featuring a fabulous kitchen with 40.5" high stained cabinets and a large island with breakfast bar! This inviting Nu-Vista home sits on a quiet street in the great neighbourhood of Evanston. 3 Bedroom, 2&1/2 Bathroom with a Double Attached Garage will give you over 1800 square feet of fully developed and generous space, this is the kind of home you'll never want to leave. Built in 2013, this house was built with massive windows that provide beautiful, all-natural light year-round and brings to life all the finest conveniences today's technology has to offer. Granite counter tops, stainless steel appliances, and a walk-through mudroom to kitchen with built-in lockers & pantry. A gas fireplace that opens to the dining area and a Private backyard with gas hook-up on the deck for summer BBQ! Walking distance to the nearby strip mall including Sobeys, banks & great restaurants! Anyone can buy a house, but only a place this special deserves to be called home. Are you ready to start your new life in this move-in ready home? Come see it today!

**Directions:**

**Rooms & Measurements**

	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	73	<b>Mtr2</b>	784	<b>SqFt</b>
<b>Baths:</b>	1	0	1	0	0	<b>Bed Abv:</b> 3	<b>Upper:</b>	95	<b>Mtr2</b>	1,022	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	1	0	<b>Rms Abv:</b> 9	<b>Total AG:</b>	168	<b>Mtr2</b>	1,805	<b>SqFt</b>

**Property Information**

<b>Basement:</b>	None, Unfinished	<b>Lndry Feat:</b>	Upper Level
<b>Heating:</b>	Forced Air	<b>Cooling:</b>	None
<b>Construction:</b>	Vinyl Siding, Wood Frame	<b>Fireplaces:</b>	1/Electric
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood
<b>Exterior Feat:</b>	None	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Asphalt Shingle	<b>Balcony:</b>	None
<b>Parking:</b>	Double Garage Attached		
<b>Features:</b>	High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		
<b>Comm Feature:</b>	Playground		
<b>Lot Features:</b>	Lawn, Irregular Lot, Landscaped		
<b>Appliances:</b>	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings		
<b>Other Equip:</b>	None		

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

<b>PD:</b>		<b>DOM:</b>	0	<b>LP:</b>	\$442,000.00
<b>Class:</b>	Semi Detached	<b>OP:</b>		<b>OP:</b>	\$442,000.00
<b>County:</b>	Calgary	<b>Area:</b>		<b>Area:</b>	Calgary
<b>Type:</b>	Duplex	<b>Zone:</b>		<b>Zone:</b>	CAL Zone N
<b>Levels:</b>	Two	<b>Community:</b>		<b>Community:</b>	Evanston
<b>Year Built:</b>	2013	<b>Ttl Beds:</b>		<b>Ttl Beds:</b>	3
<b>LINC#:</b>	<a href="#">0034973420</a>	<b>F/H Bth:</b>		<b>F/H Bth:</b>	2/1
<b>Arch Style:</b>	Up/Down	<b>LP/SF:</b>		<b>LP/SF:</b>	\$244.85
<b>Possession:</b>	Negotiable	<b>Suite:</b>		<b>Suite:</b>	No
<b>Lot Dim:</b>		<b>Lot Size:</b>		<b>Lot Size:</b>	3391 SqFt
<b>Front Length:</b>	10.96M 36` 0"	<b>Lot Depth:</b>		<b>Lot Depth:</b>	0.00 M 0'
<b>Legal Pln:</b>	1113046	<b>Blk:</b>	53	<b>Lot:</b>	48
		<b>Condo:</b>		<b>Condo:</b>	No
<b>Land Use:</b>	R-2M	<b>Tax Amt/Yr:</b>		<b>Tax Amt/Yr:</b>	\$3,163.00/2020
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>		<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>		<b>Front Exp:</b>	
<b>Restrict:</b>	None Known				