

# \$599,900 - 120 Evanston Hill Nw, Calgary

MLS® #A2227666

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

**\*PRICE DROP\*** Pride of ownership shines in this original-owner, semi-detached home located in the desirable community of Evanston. This 3-bedroom, 2.5-bath property features a bright and functional layout, a stylish kitchen with stainless steel appliances and quartz countertops, and a clean, immaculate interior. The primary bedroom has a 3-pc ensuite bathroom in addition to a large walk-in closet with plenty of storage. The home sits on a fully landscaped and FENCED lot with a detached DOUBLE-CAR GARAGE. Enjoy the benefits of energy efficiency with installed solar panels. Front and back yards are beautifully maintained—ready for summer enjoyment. The owners have tastefully upgraded many items such as some interior light fixtures, added a powerful air conditioning unit and beautiful window coverings!

This property is conveniently located near parks, school and shopping, and has quick access to 144 Ave NW and Stoney Trail. Don't miss the 3D virtual tour to explore this fantastic opportunity! Call your favorite REALTOR to view this gem today!

Built in 2019

## Essential Information

MLS® #                   A2227666

Price                     \$599,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	120 Evanston Hill Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1J6

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, See Remarks, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Tankless Water Heater
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	25
Zoning	R-G

**Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.