

\$569,900 - 175 Evansmeade Common Nw, Calgary

MLS® #A2257740

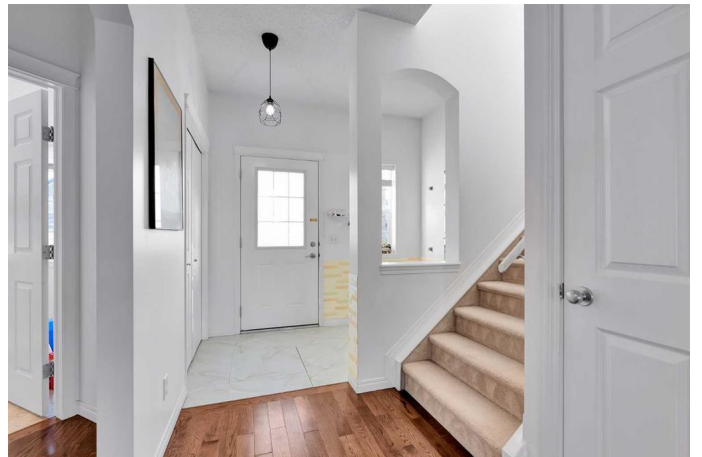
\$569,900

3 Bedroom, 4.00 Bathroom, 1,421 sqft
Residential on 0.08 Acres

Evanston, Calgary, Alberta

Discover this affordable 2-storey detached home in the desirable community of Evanston, offering over 2110 sq.ft of living space with 3 bedrooms, 3.5 bathrooms, and a thoughtful layout designed for modern family living. The main floor welcomes you with 9-ft ceilings, as the large foyer leads to a bright and open-concept living room centred around a cozy gas fireplace. The spacious kitchen features a corner pantry, SS appliances, a centre island with raised eating bar, and a dining area with double patio doors. Those doors lead to the deck and huge backyard with storage shed and plenty of room for a double detached garage. A laundry room and 2-pc bath complete this level. Upstairs, the serene primary suite offers a walk-in closet and private 4pc ensuite, while two additional bedrooms are generously sized and filled with natural light, sharing a 4pc bath. The fully finished basement expands your living space with a large recreation room, a den with a built-in office, and a 3pc bath – perfect for movie nights, a playroom or a home gym. Outside, the oversized backyard is fully fenced and landscaped, offering space for play, gardening and entertaining. Situated in a family-friendly community close to schools, grocery stores, cafes and shops, with easy access to Stoney Trail and major routes for a smooth commute. Call to book your private viewings today!

Built in 2004



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2257740 |
| Price | \$569,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,421 |
| Acres | 0.08 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 175 Evansmeade Common Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1E8 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden |
| Lot Description | Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 18th, 2025 |
| Days on Market | 35 |
| Zoning | R-G |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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