# \$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 fover 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 â€" 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!







#### **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 45

Zoning R-G

# **Listing Details**

Listing Office 2% Realty

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