

\$639,900 - 44 Evansborough Common Nw, Calgary

MLS® #A2260530

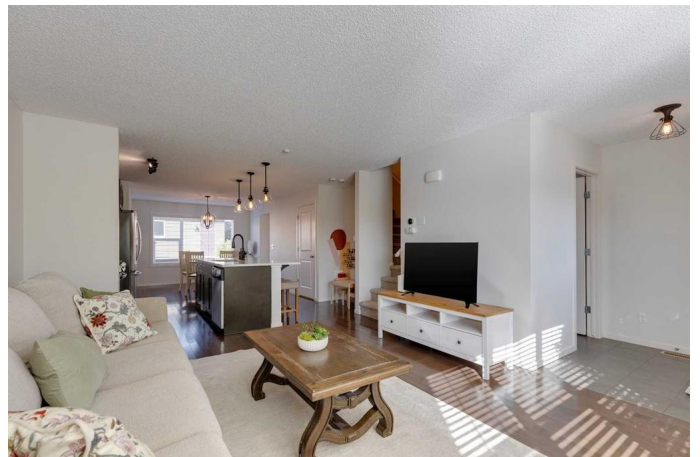
\$639,900

4 Bedroom, 4.00 Bathroom, 1,493 sqft

Residential on 0.06 Acres

Evanston, Calgary, Alberta

This immaculate home in Evanston is a turnkey opportunity directly across from the park, offering the ideal family-friendly lifestyle. Step inside to an open-concept layout beginning with a welcoming front entry and spacious hall closet. The living room is filled with natural light from the south-facing windows and features hardwood floors that flow throughout the main level. The well-appointed kitchen includes a large centre island, quartz countertops, ample cabinetry, and a separate pantry. A built-in bar with bar fridge adds extra storage and creates the perfect coffee station in the dining area. A rear mudroom and powder room complete the functional main floor. Upstairs, discover three generously sized bedrooms including the primary suite with a walk-in closet and private ensuite. The secondary bedrooms are bright and thoughtfully designed, with one showcasing a stylish feature wall. A large laundry room with front-loading washer and dryer plus additional storage is conveniently located on the upper level. The fully developed basement provides a cozy retreat with a custom stone fireplace in the family room, a spacious fourth bedroom, and a full bathroom for guests. Outside, the landscaped backyard is ready to enjoy with a stone patio, walkway, and a professionally built retaining wall, perfect for both children and pets. Additional features include gemstone lighting, a double detached garage, and brand-new siding and roof. Lovingly maintained and move-in ready, this



property offers peace of mind and the perfect setting for its next family. This home is centrally located in Evanston, placing you within easy reach of the community's best amenities. Pathways, parks, and playgrounds are just steps away, while nearby schools make this an ideal spot for families or those looking to set down roots.

Built in 2013

Essential Information

MLS® #	A2260530
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,493
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Evansborough Common Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0M6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Playground
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	31
Zoning	R-G

Listing Details

Listing Office	Charles
----------------	---------

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.