

\$584,888 - 171 Evanswood Circle Nw, Calgary

MLS® #A2262379

\$584,888

2 Bedroom, 4.00 Bathroom, 1,536 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

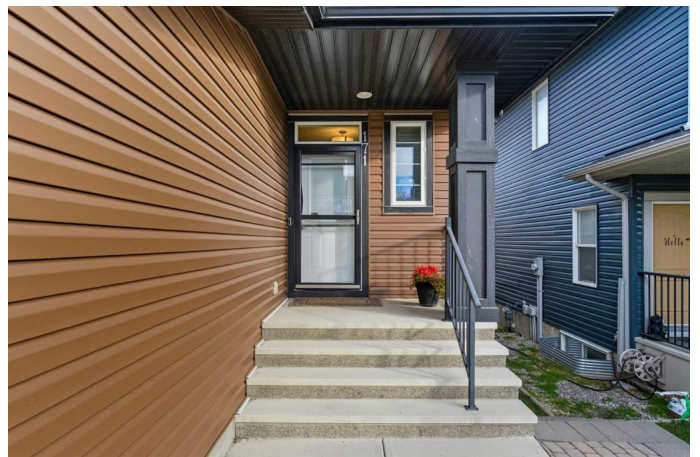
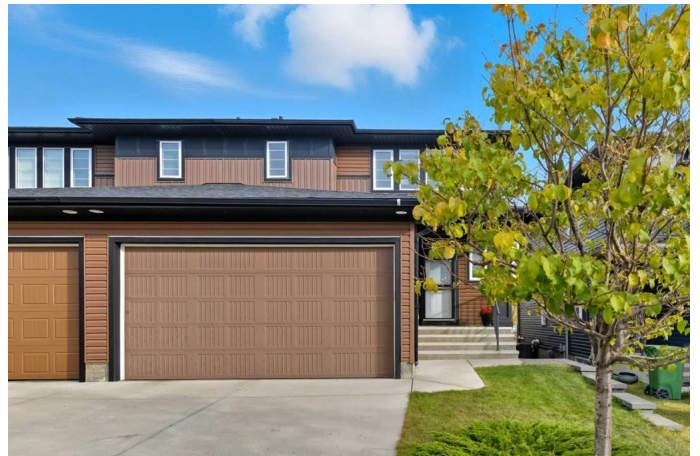
***OPEN HOUSE, Saturday, Oct 25, 2:00pm-4:00pm. Welcome to this beautiful and well-maintained home offering over 2,500 sq. ft. of living space in the sought-after community of Evanston! The primary bedroom is conveniently located on the main floor, featuring a private ensuite and a spacious walk-in closet, perfect for comfort and accessibility. Step into the bright and open main level where high ceilings create an airy ambiance in the living and dining area, complemented by a cozy fireplace that adds warmth and charm. The second floor features a versatile flex room/loft, ideal for a home office or can easily be converted into an additional bedroom to suit your needs. The fully developed basement expands your living space with a family/entertainment room, a bedroom, and a full bathroom — perfect for guests or extended family.

Enjoy a south-facing backyard with mature shrubs and trees, providing a peaceful retreat and plenty of natural light throughout the day. Located close to walking paths, schools, major highways, and all amenities, this home combines convenience with a welcoming neighborhood atmosphere. Move-in ready and thoughtfully cared for, this Evanston gem is waiting for you — welcome home!

VIRTUAL TOUR AVAILABLE

Built in 2012

Essential Information



MLS® #	A2262379
Price	\$584,888
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,536
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	171 Evanswood Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0K2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Level, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	22
Zoning	R-2M

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.