

# \$684,900 - 177 Evansmeade Circle Nw, Calgary

MLS® #A2232642

**\$684,900**

4 Bedroom, 4.00 Bathroom, 1,903 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Discover this beautifully maintained FRESHLY PAINTED, 4-bedroom, 3.5-bathroom home in the vibrant community of Evanston. Ideally located on a quiet street near parks, creekside walking paths, schools, transit, and major roadways, this home offers both comfort and convenience. Step inside to a warm and inviting living room with a cozy gas fireplace, a chef-inspired kitchen with a gas stove, and a spacious dining area perfect for gatherings. Upstairs, a large bonus room provides flexible space for relaxing, working, or playing. The fully finished basement offers great potential for a savvy investor or multi-generational living, with a convenient man door located at the garage for added access. The garage is also equipped with an electric vehicle (EV) charging outlet, providing added convenience for EV owners. Enjoy the comfort of central A/C on warm summer nights and appreciate the touch of greenery with a few shrubs in the backyard. With a smart layout, desirable location, and thoughtful features, this home is ready to welcome its next chapter. Don't miss your opportunity! NEW ROOF (upgraded to Class 4) AND SIDINGS WILL BE INSTALLED - SEE REMARKS \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*

Built in 2005

## Essential Information

MLS® #

A2232642



|                |             |
|----------------|-------------|
| Price          | \$684,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,903       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 177 Evansmeade Circle Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 1B7                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Granite Counters, Open Floorplan                                                                  |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Stove |
| Heating           | Forced Air                                                                                                |
| Cooling           | Central Air                                                                                               |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas                                                                                                       |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Garden                                      |
| Lot Description   | Lawn, Rectangular Lot, Back Lane, Back Yard |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame                                  |
| Foundation        | Poured Concrete                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 72              |
| Zoning         | R-G             |

**Listing Details**

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

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