

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

MLS® #A2257740

**\$569,900**

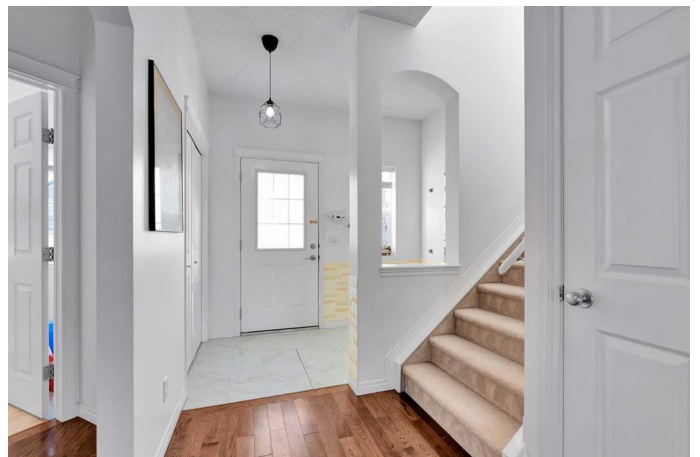
3 Bedroom, 4.00 Bathroom, 1,421 sqft

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 | 51                   |
| Zoning         | R-G                  |

### **Listing Details**

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

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.