

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

MLS® #A2257740

\$569,900

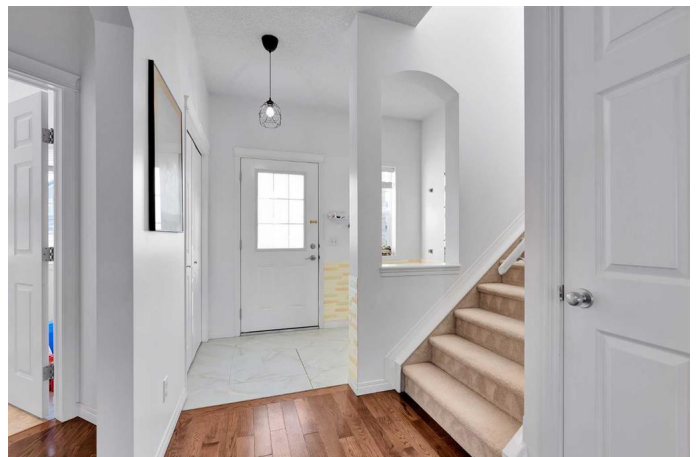
3 Bedroom, 4.00 Bathroom, 1,421 sqft

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	22
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.