

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

MLS® #A2257740

**\$569,900**

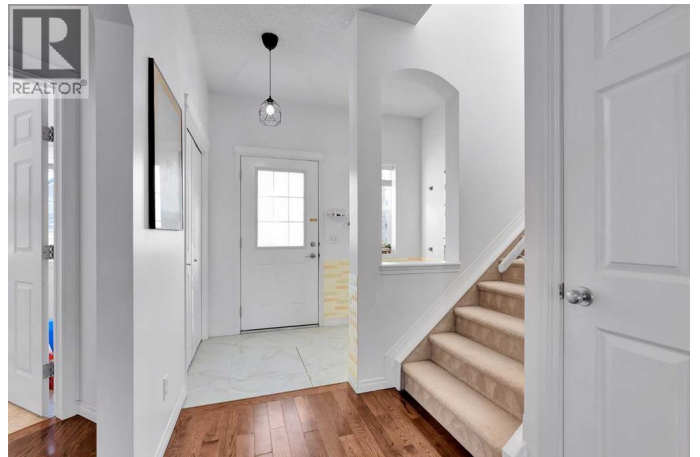
3 Bedroom, 4.00 Bathroom, 1,421 sqft

Single Family 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! (id:6289)

Built in 2004



## Essential Information

Listing #	A2257740
Price	\$569,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,421
Acres	0.08
Year Built	2004
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	175 Evansmeade Common Nw
Subdivision	Evanston
City	Calgary
Province	Alberta
Postal Code	T3P1E8

## Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Level
Parking Spaces	2
Parking	Other

## Interior

Appliances	Washer, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame

Foundation

Poured Concrete

## Listing Details

Listing Office

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