

\$650,000 - 218 Evansmeade Close Nw, Calgary

MLS® #A2211303

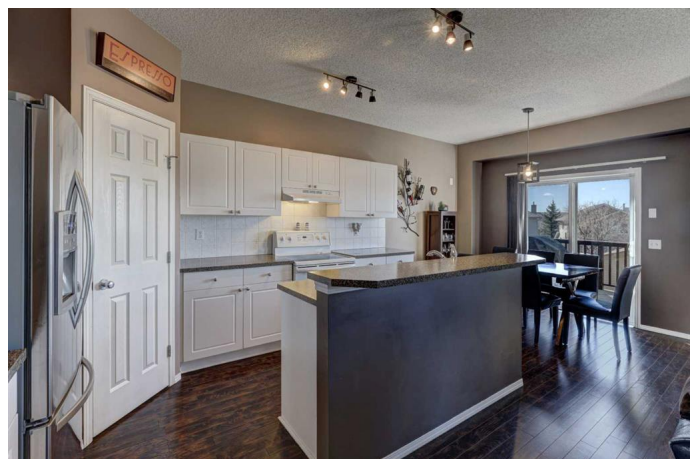
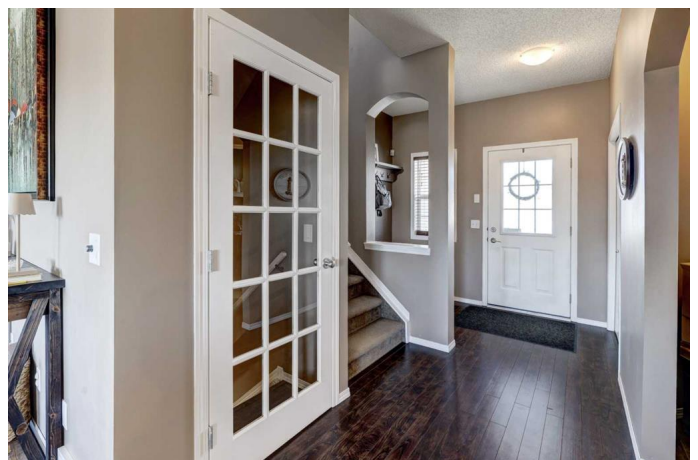
\$650,000

3 Bedroom, 4.00 Bathroom, 1,424 sqft

Residential on 0.13 Acres

Evanston, Calgary, Alberta

Discover a one-of-a-kind property in Evanston situated on a remarkable pie-shaped lot offering 1,424 square feet of well designed space plus a fully developed walkout basement. The bright white kitchen is a chef's delight with ample cabinetry, generous counter space, a handy corner pantry, and a breakfast bar. Adjacent to the kitchen, the dining area is perfectly positioned with patio doors that open to a private deck/balcony complete with a gas line ready for your BBQ needs. The warm and inviting living room centers around a gas fireplace paired with a recessed area for your TV, offering a cozy space that overlooks the south-facing backyard. Elegant engineered hardwood flooring graces the main level. Upstairs, the master bedroom offers a peaceful retreat with a walk-in closet and a tastefully renovated four-piece ensuite featuring a soaker tub. Two additional bedrooms share a well-appointed four-piece bathroom. The walkout basement is equally impressive, featuring a three-piece bath, spacious recreational area with a charming brick-faced gas fireplace, and patio doors that lead to a lower deck ideal for indoor-outdoor entertaining. Step outside to enjoy the expansive backyard, complete with a firepit, dedicated RV parking, multiple garden areas, and an oversized, double detached garage. The vinyl siding was newly installed and the roof is scheduled for replacement in the coming weeks. This home is located within a short walk to a K-grade 4 school and parks,



and only moments from shopping, restaurants, and public transit, this Evanston gem truly embodies the best of NW community living.

Built in 2003

Essential Information

MLS® #	A2211303
Price	\$650,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,424
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	218 Evansmeade Close Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1E2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Tile, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2025
Days on Market	3
Zoning	R-G

Listing Details

Listing Office	Real Estate Professionals Inc.
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