

\$679,880 - 97 Evansford Circle Nw, Calgary

MLS® #A2206903

\$679,880

5 Bedroom, 4.00 Bathroom, 1,493 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

***OPEN HOUSE APRIL 20th - 12PM to

2PM***Welcome to this exceptional family

home in Evanston located on a quiet street
walking distance to trails, off lease dog parks

and picturesque ponds. With approximately

65k on NEW EXTERIOR (plus garage)

including roof, all siding, soffits and garage

door; this 5 bedroom, 3.5 bath home offers

great value with plenty of space for a growing

family. NEW LUXURY VINYL floors, FRESH

PAINT on walls and ceilings, VAULTED

CEILING entry way and plenty of windows is a

warm welcoming. The OPEN CONCEPT

layout guides you to a large living room with

built-in shelves, gas FIREPLACE with room to

fit your oversized furniture. The kitchen is

equipped with plenty of counter space, pantry,

NEW OTR, STAINLESS STEEL appliances

and perfectly sized island that opens up to a

well positioned kitchen nook. The main floor

also features a half bath with NEW

WASHER/DRYER and a wonderful bedroom

or office accented with French doors. The

primary suite will wow you with the amount of

space available which features a 3-piece

ensuite and walk-in closet. Down the hallway

you will find two large bedrooms and a 4-piece

bathroom. Make your way to the LEGAL

PERMITTED BASEMENT SUITE fitted with

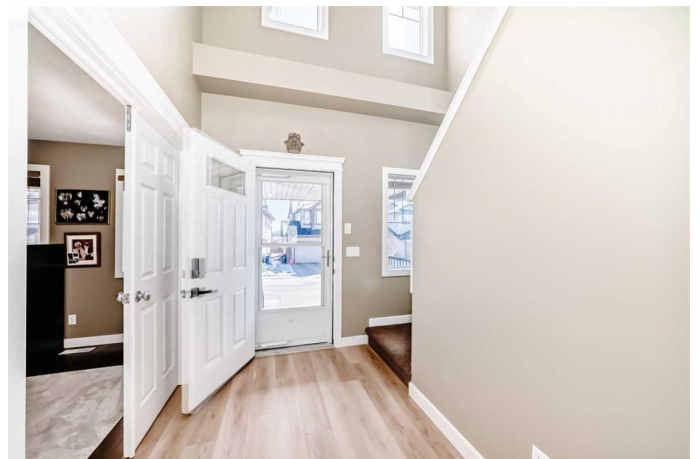
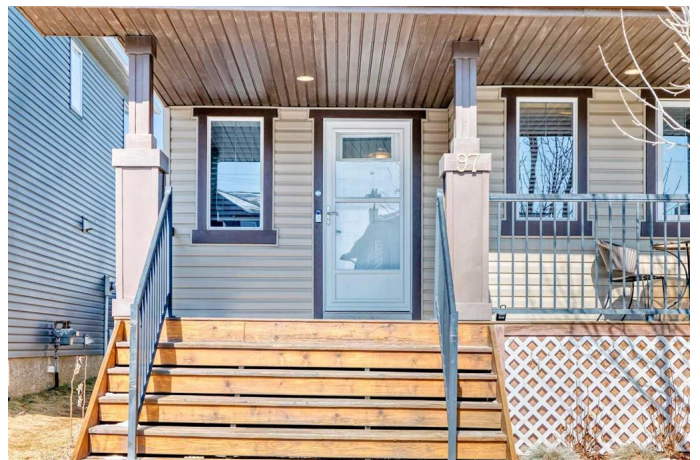
STYLISH CORK flooring throughout, a large

bedroom, full size kitchen, 4-piece bathroom

and a SEPARATE ENTRANCE. Outside is

thoughtfully designed yard with a large deck

tucked in the shade, pressure treated fence,



planter boxes and a double detach garage perfect as a privacy screen. Do not miss this opportunity, book your showing today!

Built in 2007

Essential Information

MLS® #	A2206903
Price	\$679,880
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,493
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	97 Evansford Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0A9

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	13
Zoning	R-G

Listing Details

Listing Office	MaxWell Canyon Creek
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