

\$519,000 - 42 Evansford Circle Nw, Calgary

MLS® #A2087912

\$519,000

3 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

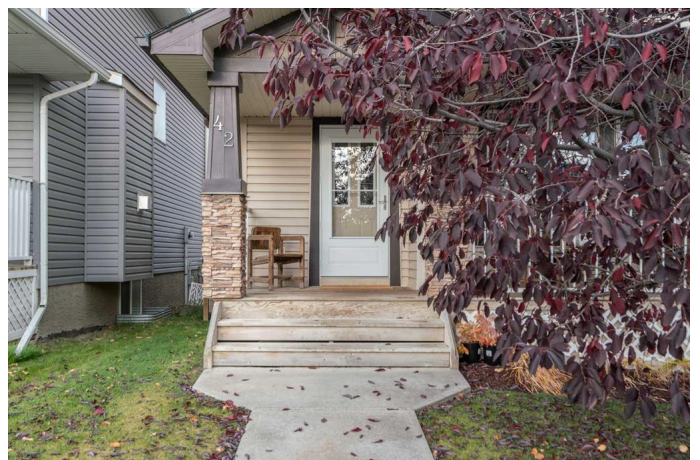
Introducing a delightful 2-story home nestled in Evanston's highly sought-after community, this meticulously maintained gem exudes charm and comfort. This residence boasts many recent upgrades and offers a beautiful living experience.

As you step inside, you'll be greeted by the fresh allure of new upstairs carpeting installed in (2023), setting the stage for a cozy ambiance. The spacious entryway leads to a warm, inviting living room with large windows. An elegant built-in entertainment center completes this inviting space.

The kitchen is a culinary enthusiast's dream, featuring a center island with a raised eating bar, upgraded cabinets, newer stainless-steel appliances, a new refrigerator acquired in October (2023), and a stylish tile backsplash. Plus, there's a corner pantry for convenience.

The adjacent dining area offers a lovely backdrop with its backyard view and easy access to the expansive deck, complete with a charming gazebo, making it an ideal setting for hosting and entertaining.

Outdoors, an oversized deck beckons, extending your living space and connecting seamlessly with a fully fenced yard. There's ample space for the addition of a garage if you desire.



Venturing to the upper level, you'll discover the large main bedroom with a generous walk-in closet and a well-appointed 4-piece ensuite. Additionally, two more good-sized bedrooms with closets and a second 4-piece bathroom provide plenty of room for your family or guests—you'll enjoy hot water for days with your newer hot water tank (2020).

The main floor also features a convenient powder room and a practical laundry room, enhancing the functionality of this home. The unspoiled basement awaits your creative touch, offering endless possibilities for customization.

This ideally situated home provides quick access to all essential amenities, including shopping, restaurants, fitness centers, healthcare facilities, grocery stores, parks, and pathways. It is perfect for those seeking a well-maintained and inviting space to call their own. With easy connections to Stoney Trail and downtown Calgary and proximity to nature in Nose Hill Park and the TransCanada highway for Rockies getaways, this location offers the best of both worlds. Furthermore, the Calgary International Airport is conveniently nearby for out-of-town guests. Evanston boasts three community schools, two currently open, a thriving commercial center, and abundant recreational options, including seven playgrounds, 16 green spaces, and an extensive network of connecting trails and pathways. Don't miss the opportunity to transform this charming residence into your new home.

Built in 2007

Essential Information

MLS® #	A2087912
Price	\$519,000

Sold Price	\$537,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	42 Evansford Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0A8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2023
Date Sold October 24th, 2023
Days on Market 7
Zoning R-1N
HOA Fees 0.00

Listing Details

Listing Office ROYAL LEPAGE SOLUTIONS

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