

\$619,900 - 22 Evansborough Crescent Nw, Calgary

MLS® #A2109716

\$619,900

3 Bedroom, 3.00 Bathroom, 1,510 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

Welcome to 22 Evansborough Crescent NW, a stunning home located on a quiet street, just one block from Our Lady of Grace K to 9 Grade School. This is the first time this immaculate property is being listed for sale, and it offers everything you need for a comfortable and convenient lifestyle. The south facing backyard is a dream come true, with a large deck, a double detached garage, and a fully fenced yard. The gas BBQ with gas line hook up is included to help make this summer, your best summer. The main floor features a bright open floor plan, with plenty of windows, a cozy gas fireplace, a gourmet kitchen with granite counters, stainless steel appliances and a pantry. Just off of the living room, there is a convenient half bath before heading down to the unspoiled basement. The perfect basement layout is waiting for your creativity and development, featuring laundry, a utility sink, bathroom rough-in, with everything located towards the outside, making for a large open recreation area. The upper floor boasts three spacious bedrooms, including a primary suite with a huge walk-in closet and a full ensuite bathroom. The other two bedrooms share another full bathroom just across the hall. Blind package throughout. This home is located in a family-friendly neighborhood, with easy access to playgrounds, ravines, pathways, shopping, and golf. You can also enjoy a short drive to downtown and the airport. Don't miss this opportunity to own this beautiful home. Book



your showing today!

Built in 2013

Essential Information

MLS® #	A2109716
Price	\$619,900
Sold Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,510
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Evansborough Crescent Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0M4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Enclosed

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Granite Counters, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Floor Furnace, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Barbecue, BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	February 25th, 2024
Days on Market	2
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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