

\$600,000 - 15 Evansford Road Nw, Calgary

MLS® #A2112071

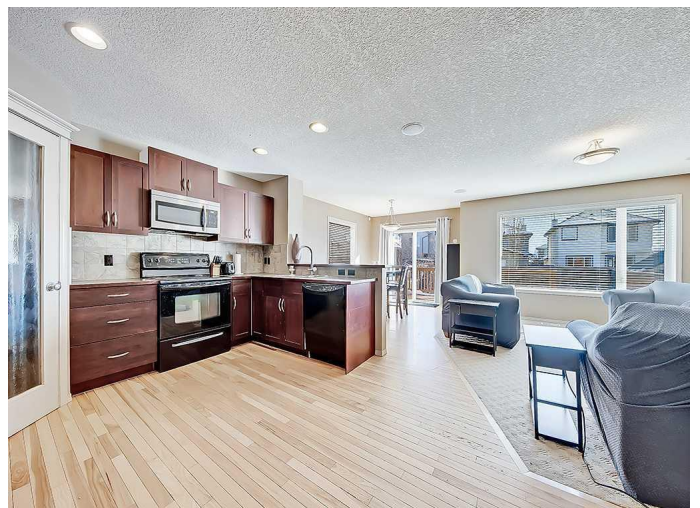
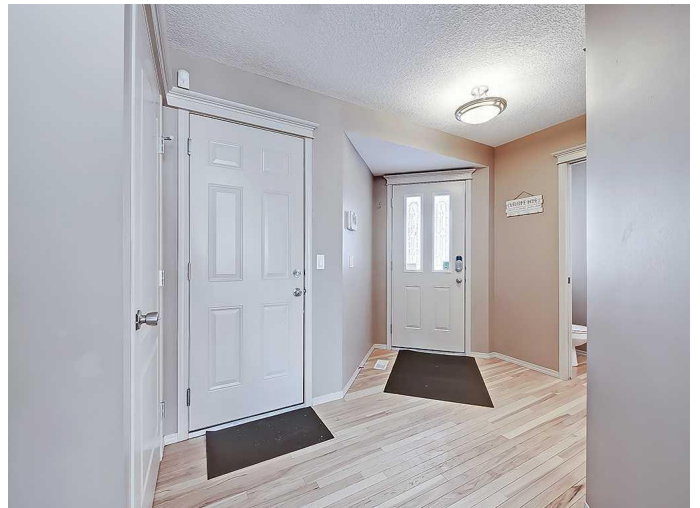
\$600,000

3 Bedroom, 4.00 Bathroom, 1,463 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to your perfect family retreat in the charming community of Evanston, Calgary! This splendid 3-bedroom, 3.5-bathroom home offers an ideal blend of comfort and convenience. Boasting a desirable south-facing yard and a double attached garage, this property is nestled in close proximity to a serene park with playground as well as a dog park moments away. Step inside to discover a thoughtfully designed main floor featuring convenient main floor laundry facilities, ensuring effortless day-to-day living. The heart of this home lies in its generously sized kitchen, equipped with ample storage and counter space and great sight-lines to the dining room, living room and backyard. The living room welcomes with large south-facing windows, filling the space with natural light, while a cozy gas fireplace creates a warm ambiance. Upstairs, the primary bedroom is spacious and has a generous walk-in closet and a luxurious 4-piece ensuite bathroom, offering a private sanctuary for relaxation. The upstairs is completed by two additional bedrooms. Descend to the fully finished basement, which offers additional living space, ideal for family movie nights or entertaining guests, complete with a full bathroom for added convenience. This home has a new roof in 2022, a new deck in 2023, new vinyl plank flooring in the basement in 2021 and new paint in the basement in 2021. Evanston is a welcoming community nestled in the northwest quadrant of Calgary. Known for its



family-friendly atmosphere and abundance of amenities, Evanston offers residents a balanced lifestyle. With its picturesque parks, scenic pathways, and convenient access to schools, shopping centers, and major transportation routes, Evanston provides everything one needs for comfortable living in Calgary's dynamic urban landscape.

Built in 2005

Essential Information

MLS® #	A2112071
Price	\$600,000
Sold Price	\$631,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,463
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	15 Evansford Road Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1E9

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 9th, 2024
Days on Market	1
Zoning	R-1N
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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