

\$734,000 - 264 Evansborough Way Nw, Calgary

MLS® #A2113779

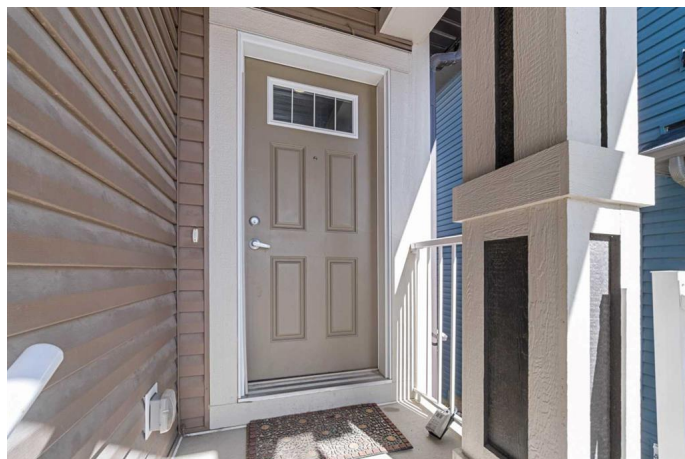
\$734,000

3 Bedroom, 3.00 Bathroom, 1,955 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

Wonderful gorgeous house 3-bedroom with bonus room walk out to the Grade with 2.5 bath, located in the popular community Evanston NW. Bright home with lots of sunlight throughout the day and cooler nights because of green space at the back. Open concept main floor kitchen with dining & living room with many upgrades (walk-in french door pantry, upgraded appliances, 9 ft ceilings, large cabinets, Quartz counter tops, brightened with LED pot lights, fireplace, hardwood floors, walk-in entrance closet). Large master bedroom with walk-in closet and luxury 5-piece en-suite. Spacious 2nd and 3rd bedrooms . Both upper-floor bathrooms have quartz countertops and under-mount sinks. Upstairs a nice Bonus room that can be used for family entertainment/home office/kids' play area. Upper floor laundry. The landscaped backyard and main-floor deck offer great opportunities for outdoor family activities. The unfinished WALK-OUT BASEMENT has a 9-foot ceiling and rough-ins for the bathroom and laundry for future development. Double car garage with door access to mud room area including extra closet and drop-off bench. Great location backing onto green space/144 Avenue facing the open street, with a few minutes walk to school, playground, transit, walking/biking trails and less than a 5-minute drive to Symons Valley Parkway plaza, Creekside shopping plaza and Sage Hill plaza for all your daily errands and needs (grocery stores, gas station, restaurants, coffee shop,



medical center, pharmacy, Child Day Care centers, banks, etc). Easy access to Beddington Trail, and 144 Avenue, an amazing neighbourhood. Won't last for long. Open house Saturday March 23, 12.0 to 3.0pm.

Built in 2015

Essential Information

MLS® #	A2113779
Price	\$734,000
Sold Price	\$717,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,955
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	264 Evansborough Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0N9

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	ENERGY STAR Qualified Equipment
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	March 12th, 2024
Date Sold	March 30th, 2024
Days on Market	18
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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