

\$674,900 - 104 Evansborough Common Nw, Calgary

MLS® #A2124622

\$674,900

4 Bedroom, 4.00 Bathroom, 1,750 sqft

Residential on 0.06 Acres

Evanston, Calgary, Alberta

**** Great Value ** Double Garage ** 2488+ Sq Ft of living space ** 4 Bedroom home ****
Immaculately maintained bright and open plan. Modern design 2-story home located in the heart of the Award-winning Evanston community. **GOURMET KITCHEN - CHEF'S DELIGHT!** Custom features include upgraded wood shaker style cabinet doors, an Efficient family-approved layout with stainless steel appliances, a central island with a flush eating bar, an under-mount stainless steel sink, **GRANITE** countertops, custom backsplash tile, and an OTR hood fan. Spacious dining room and great room combo all with 9' ceilings. Please note the larger floor plan offers an oversized front foyer and staircase landing. Super bright design!! All flooring is upgraded with engineered hardwood flooring on the main floor, laminate on the lower level, tile floors in the baths, and high-quality carpet on the stairs + bedrooms. **BONUS:** upstairs bonus room - perfect for a home office, spare bedroom or extra TV room. Three generous size bedrooms & 3.5 bathrooms. **NOTE:** The primary bedroom offers a private ensuite & big closet. Other upgrades: fully developed basement with a bedroom, bath and family room, front and rear covered entry, 21' x 21' Double car garage with room for extra street parking out front. Excellent curb appeal with a full-width verandah with a 14' x 12' covered sitting area, fully landscaped with fencing, rear deck, and patio pavers and rock complete! You can call your friendly REALTOR(R) to



104 EVANSBOROUGH COMMON NW

RECA MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 738.42 Sq Ft / 68.60 m²

UPPER LEVEL (AG) - 1012.00 Sq Ft / 94.01 m²

TOTAL ABOVE GRADE RMS SIZE - 1750.42 Sq Ft / 162.61 m²

BASEMENT DEVELOPED AREA (BG) - 559.31 Sq Ft / 51.96 m²

BASEMENT UNDEVELOPED AREA (BG) - 179.11 Sq Ft / 16.64 m²

TOTAL AG/BG AREA - 2488.84 Sq Ft / 231.21 m²



view - July 2024 possession date.

Built in 2014

Essential Information

MLS® #	A2124622
Price	\$674,900
Sold Price	\$710,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,750
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	104 Evansborough Common Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0N8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Lighting, Private Y
Lot Description	Back Lane, Corner Lot, F Rectangular Lot
Roof	Asphalt Shingle
Construction	Shingle Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	April 19th, 2024
Date Sold	April 26th, 2024
Days on Market	7
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Jayman Realty Inc.
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