

# \$649,000 - 20 Evansborough Common Nw, Calgary

MLS® #A2131852

**\$649,000**

3 Bedroom, 4.00 Bathroom, 1,491 sqft

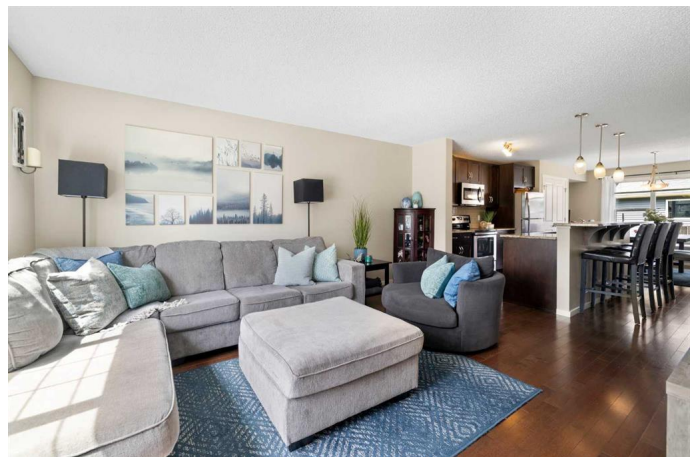
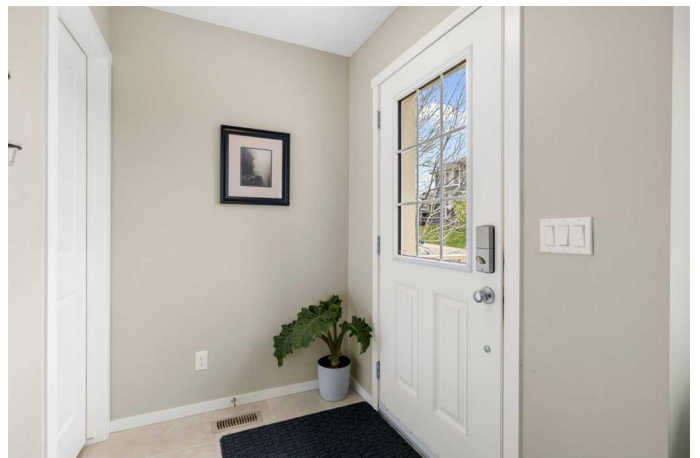
Residential on 0.06 Acres

Evanston, Calgary, Alberta

Hello, Gorgeous! Enjoy living in this spectacular 2168 total SQFT, 3 bed, 3.5 bath, 2 storey home located in the desirable community of Evanston! Location is ideal within walking distance to the catholic school and across the street from a playground with green space! Pride of ownership is evident as you enter the main floor with stunning hardwood flooring and the open concept living, dining and kitchen. The spacious entry way with large walk-in closet welcomes you as you enter the sunny south facing living room. The kitchen features a large sit up island, granite countertops, pantry closet and plenty of counter space with cabinets. The separate dining area is large enough for a big table and overlooks the private backyard. Finishing off this floor you have your powder room tucked in the back and access to your backyard with deck and double detached garage.

Heading to the upper level you will find double primary bedrooms on either side of the home both complete with 4-piece en-suites and walk-in closets. Your laundry room is located on this level for convenience and contains additional storage space.

The fully finished basement has your media room with an additional nook currently being used as a home gym. A 3-piece bath provides convenience when spending time on this floor. Completing this level you have additional storage and a utility room that also has space



for even more storage.

Evanston is a sought after community full of young families and its proximity to all major amenities including schools, shopping, walking paths, and direct access to the Stoney Trail Ring road makes getting anywhere in the city a breeze.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2131852    |
| Price          | \$649,000   |
| Sold Price     | \$645,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,491       |
| Acres          | 0.06        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 20 Evansborough Common Nw |
| Subdivision | Evanston                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3P 0M6                   |

**Amenities**

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 2                                                                   |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, Off Street |

**Interior**

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                              |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | None                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                            |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Private |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Vinyl Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 30th, 2024  |
| Date Sold      | June 10th, 2024 |
| Days on Market | 10              |
| Zoning         | R-1N            |
| HOA Fees       | 0.00            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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