

\$669,900 - 103 Evansford Road Nw, Calgary

MLS® #A2138613

\$669,900

4 Bedroom, 4.00 Bathroom, 1,725 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Watch your kids walk to School. Welcome to this cozy 2 Storey Home featuring 3+1 Beds & 3.5 Baths over 2400 sq. ft. developed living space in this Beautiful community of Evanston!

Walking in and greeted by the airy 17 feet ceiling at the foyer. Open Floor plan with Sunny East Living Room with cozy gas fireplace, Kitchen with tons of cabinets, Centre Island with raised eating bar, Stainless Steel appliances. Next to the Kitchen with a good size Dining Area that is great for family gatherings, and leads to the deck with aluminum railing. Main level is completed with a half bath and laundry in the mud room.

Going to the upper level boasts a generous Bonus Room with a 9.25-foot ceiling. A sunny east-facing Master retreat w/ ceiling fan, 4pc ensuite, soaker tub, double vanity, and walk-in-closet. 2 additional good-sized bedrooms, and a full bath.

The fully developed basement offers a large rec room, 4th bedroom, and a full bath.

Escape to the fully fenced low maintenance gravel Front Yard and Backyard with house-width deck and patio.

Walking distance to Kenneth D. Taylor School, Evanston Off-Leash Dog Park, Playground. Close to St. Josephine Bakhita School, Fresh Co, Shoppers Drug Mart, and parks. Don't



miss this.

Built in 2006

Essential Information

MLS® #	A2138613
Price	\$669,900
Sold Price	\$665,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,725
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	103 Evansford Road Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0A9

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	July 16th, 2024
Days on Market	41
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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