# \$655,000 - 63 Evansmeade Common Nw, Calgary

MLS® #A2146801

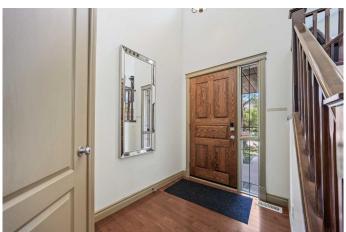
## \$655,000

3 Bedroom, 3.00 Bathroom, 1,640 sqft Residential on 0.08 Acres

Evanston, Calgary, Alberta

Fully finished family home with over 2100 sq ft of developed space in highly desirable Evanston! This well laid out home features an open concept main floor and South facing exposure letting in tons of natural light. Gleaming hardwood floors guide you into the functional kitchen with granite counters, stainless steel appliances, tile backsplash, corner pantry, and center island with raised bar eating ledge. Open to the living room with cozy gas fireplace surrounded by built in cabinetry. Adjoining dining area with garden door out to the large deck in the sunny South backyard with a back lane for privacy and added functionality. Convenient main floor laundry and a 2-piece powder room complete the main floor. As you head upstairs you are greeted by the large bonus with vaulted ceilings. The perfect movie room or kids play area! Master suite with walk-in closet and ensuite bathroom with soaker tub and separate shower. Good sized 2nd and 3rd bedrooms with another full 4-piece bathroom complete the family friendly upper floor. Fully finished basement with large rec room/family room with built in desk and roughed in bathroom area. Egress windows so easy to add a 4th bedroom if needed as well. Evanston is more than just a neighborhood; it's a vibrant community filled with friendly faces and endless opportunities for adventure. A great community to raise your family, close to schools, parks, playgrounds, tons of shopping and all amenities!







Half Baths

### **Essential Information**

MLS® # A2146801 Price \$655,000 Sold Price \$642,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Square Footage 1,640 Acres 0.08 Year Built 2005

1

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

# **Community Information**

Address 63 Evansmeade Common Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1E6

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

### Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No

Animal Home, No Smoking Home, Stone Counters

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Great Room, Mantle, Raised Hearth, Tile

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind,

Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 11th, 2024

Date Sold August 2nd, 2024

Days on Market 22

Zoning R-1N

HOA Fees 0.00

## **Listing Details**

Listing Office Real Broker

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