

\$499,900 - 209 Evansmeade Close Nw, Calgary

MLS® #A2176529

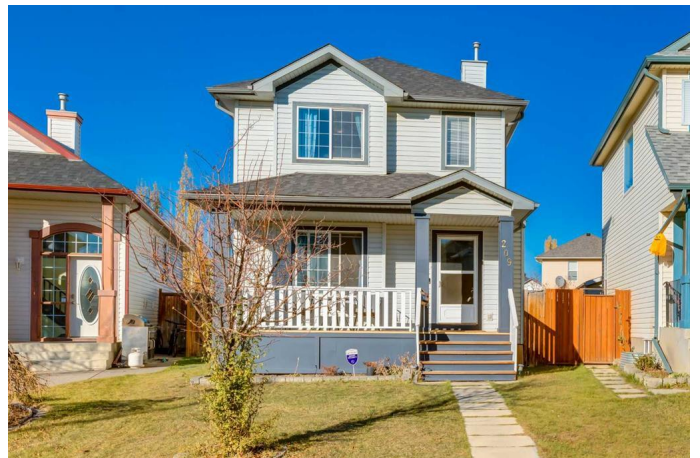
\$499,900

3 Bedroom, 2.00 Bathroom, 1,215 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Nestled in the sought-after NW community of Evanston, this captivating property combines inviting curb appeal with a stunning, meticulously landscaped backyard. The south-facing front deck is a charming welcome, setting a peaceful tone for relaxation. In the backyard, vibrant lilac flowers and flourishing raspberry and strawberry bushes add a burst of color and flavor, creating a delightful outdoor oasis. Upon entering the home, a charming main foyer flows seamlessly into the bright and open main level. Here, the spacious living room, bathed in natural light from large windows, overlooks the serene front deck, adding to the home's inviting ambiance. At the heart of the home lies a beautifully appointed kitchen, featuring modern stainless-steel appliances and an expansive layout, ideal for culinary creativity and lively gatherings. Adjacent to the kitchen, the formal dining room opens directly to the back deck, facilitating easy transitions for indoor-outdoor entertaining and cooking. Just off the kitchen, the main level powder room adds a touch of convenience, exemplifying the home's thoughtful layout. Ascending to the upper level, you'll discover the sunlit primary bedroom with a walk-in closet that provides ample storage. This space, facing south, captures a warm ambiance throughout the day. The upper level also includes two additional well-proportioned bedrooms and a stylish four-piece bathroom, offering versatility and comfort for family and guests. The



undeveloped lower level provides generous storage options and offers endless potential for future customization, catering to your evolving needs. Outside, an oversized double garage with additional shelving provides both practical storage and direct access to the backyard. With a new roof completed in 2022 and special touches throughout, this home combines beauty, functionality, and quality, making it a must-see for anyone looking to settle in the vibrant and welcoming Evanston community.

Built in 2003

Essential Information

MLS® #	A2176529
Price	\$499,900
Sold Price	\$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,215
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	209 Evansmeade Close Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1E2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Closet Organizers, See Remarks, Storage, Walk-In Closet(s), Chandelier, No Smoking Home, Pantry
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Dryer, Electric Stove, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Storage, Garden, Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s), Front Yard, Garden, Gentle Sloping, Lawn, Landscaped, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2024
Date Sold	November 6th, 2024
Days on Market	5
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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