

\$650,000 - 218 Evansmeade Close Nw, Calgary

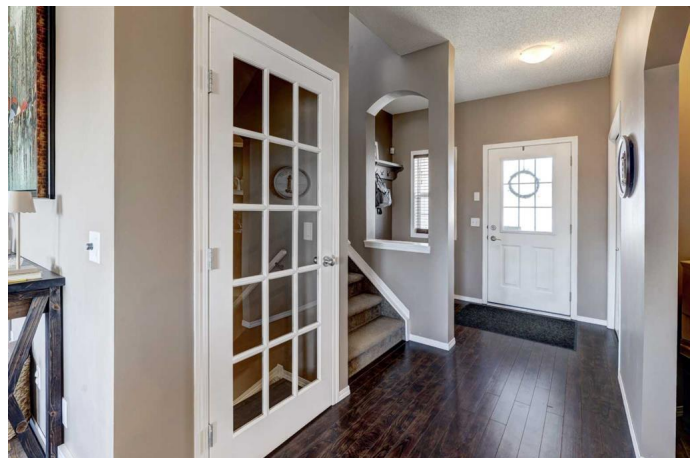
MLS® #A2211303

\$650,000

3 Bedroom, 4.00 Bathroom, 1,424 sqft
Residential on 0.13 Acres

Evanston, Calgary, Alberta

Discover a one-of-a-kind property in Evanston situated on a remarkable pie-shaped lot offering 1,424 square feet of well designed space plus a fully developed walkout basement. The bright white kitchen is a chef's delight with ample cabinetry, generous counter space, a handy corner pantry, and a breakfast bar. Adjacent to the kitchen, the dining area is perfectly positioned with patio doors that open to a private deck/balcony complete with a gas line ready for your BBQ needs. The warm and inviting living room centers around a gas fireplace paired with a recessed area for your TV, offering a cozy space that overlooks the south-facing backyard. Elegant engineered hardwood flooring graces the main level. Upstairs, the master bedroom offers a peaceful retreat with a walk-in closet and a tastefully renovated four-piece ensuite featuring a soaker tub. Two additional bedrooms share a well-appointed four-piece bathroom. The walkout basement is equally impressive, featuring a three-piece bath, spacious recreational area with a charming brick-faced gas fireplace, and patio doors that lead to a lower deck ideal for indoor-outdoor entertaining. Step outside to enjoy the expansive backyard, complete with a firepit, dedicated RV parking, multiple garden areas, and an oversized, double detached garage. A new roof and new vinyl siding have just been installed on the house plus the garage. This home is located within a short walk to a K-grade 4 school and parks, and only



moments from shopping, restaurants, and public transit, this Evanston gem truly embodies the best of NW community living.

Built in 2003

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2211303 |
| Price | \$650,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,424 |
| Acres | 0.13 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 218 Evansmeade Close Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1E2 |

Amenities

| | |
|----------------|----------------------------------------------------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener, Garage Faces Rear, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |

| | |
|-----------------|-------------------------------------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Brick Facing, Gas, Living Room, Tile, Recreation Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Few Trees, Landscaped, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 12th, 2025 |
| Days on Market | 17 |
| Zoning | R-G |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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