

# \$638,500 - 159 Evanswood Circle Nw, Calgary

MLS® #A2268125

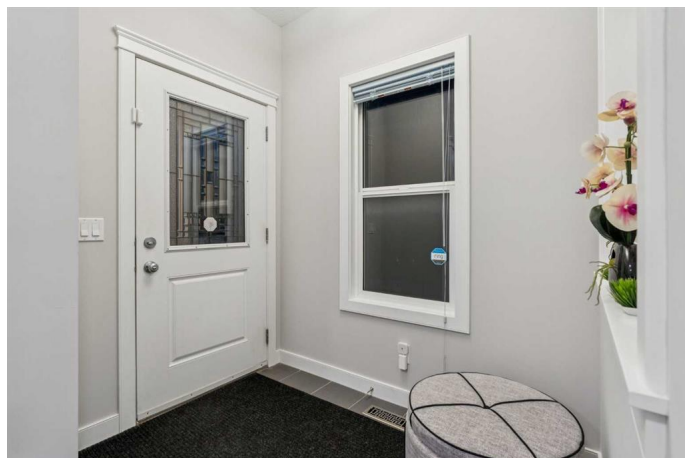
**\$638,500**

3 Bedroom, 3.00 Bathroom, 2,005 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to 159 Evanswood Circle NW – A Charming Family Home in the Heart of Evanston. Located in the highly desirable, family-friendly community of Evanston, this original-owner semi-attached home offers comfort, functionality, and modern convenience. With 3 bedrooms, 2.5 bathrooms, and upgrades like 9 foot ceilings on the main floor, this home is perfect for families and first-time buyers. Just steps away from schools, parks, playgrounds, transit, restaurants, and everyday amenities, the location is unbeatable. Step inside to a bright, open-concept main floor filled with natural light and designed for family living and entertaining. The kitchen features granite countertops, stainless steel appliances, ample cabinetry, and a walkthrough pantry connected directly to the garage – making grocery drop-off easy and efficient. From the dining area, sliding doors take you to your custom-built backyard patio, ideal for BBQs and outdoor relaxation and entertaining. A powder room completes the main level. Upstairs, you™ll find a cozy bonus room, perfect for movie nights or a kids™ play space. The primary bedroom features a 4-piece ensuite and walk-in closet. Two additional spacious bedrooms and a full bathroom provide plenty of room for family or guests. You™ll also love the convenient upstairs laundry with washer and dryer, making daily chores a breeze. Central air conditioning installed in 2024 for those hot summers. The undeveloped basement offers endless



potential to customize â€” whether you envision a home gym, additional bedroom, or recreation room. Also here are some notable location near this gorgeous home such as Kenneth D. Taylor School & Our Lady of Grace School, Evanston Towne Centre (groceries, dining, services), parks, playgrounds, walking paths & transit. There is a new middle school being built AND a new elementary school just steps away from the home. As well as quick access to Stoney Trail, Nose Hill Park & shopping at Creekside and Sage Hill Plaza. New shingles for the roof have been replaced this year! Call now for your private showing!

Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2268125               |
| Price          | \$638,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,005                  |
| Acres          | 0.09                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 159 Evanswood Circle Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0K2                 |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas                                                                                                                       |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full                                                                                                                      |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 17                 |
| Zoning         | R-2M               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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