

# **\$675,000 - 51 Evansmeade Common Nw, Calgary**

MLS® #A2235662

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,926 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

If you've been waiting for a bright, spacious affordable, two-storey family home in Evanston-on a quiet street near schools, transit, parks, playgrounds, bike paths, shopping, restaurants, ponds, gyms, and even bowling, you will love this property! \*\*\*Open House July 5 - 12-4 PM.\*\*\* The owners have recently given this home a major REFRESH, UPDATE and PROFESSIONAL CLEAN, making it move-in ready. As you step into the foyer, you are welcomed by NEW PAINT throughout both the main and upper levels. The OPEN CONCEPT main level features NEW LUXURY VINYL PLANK (LVP ) Flooring throughout. The livingroom includes a cozy fireplace, while the kitchen showcases NEW QUARTZ COUNTERTOPS, a NEW FAUCET, and a walk-through pantry. You'll also find a 2 piece powder room, main-floor laundry and access to the attached oversized double garage which has high ceilings. The Dining area leads to sliding patio doors that open onto a large deck that spans the width of the house, overlooking a spacious yard with room for a trampoline, or family fun. The yard includes a raised garden and a flower bed with rhubarb, chives, mini roses, lillies and a few wild flowers planted by birds and squirrels. A back lane is accessible through the rear gate. Upstairs, a large bonus room with vaulted ceilings and large windows provides an ideal family gathering space, while a nearby flex area works well as a homework nook or home office. NEW CARPET has been installed on



the second level, along with NEW LVP Flooring, NEW TOILETS and NEW QUARTZ COUNTERTOPS in both 4 piece bathrooms. The spacious Primary Bedroom includes a deep walk-in closet with a window and a private 4 piece ensuite featuring a fantastic jetted tub. Two additional bedrooms comfortably fit double beds, dressers and are separated by a 4 piece bath. The unfinished basement offers endless possibilities for future delopement. The furnace is original, and a newer hot water heater was installed in 2024. The roof shingles and west-facing siding were replaced shortly after the hail storm, despite minimal damage. The burgundy Red trim on the exterior has also been refreshed this spring. The community of Evanston is a vibrant community that is home to some amazing entrepreneurs, professionals and families. It offers excellent amenities including a fantastic dental office, Eye specialist, a walk in clinic, veterinary hospital, RBC Bank, Freshco, Shoppers Drug Mart, Dairy Queen, Tim Hortons, Petro Canada, 7-11, and so much more. There are plenty of great day homes in the community and currently three schools in Evanston - Our Lady of Grace (Catholic K-9), St. Josephine Bakhita (Catholic K-6), and Kenneth D. Taylor (CBE K-4) and a new CBE school currently under construction. This is a fantastic opportunity to join a welcoming neighbourhood that keeps getting better every year.

Built in 2005

**Essential Information**

MLS® #	A2235662
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,926
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	51 Evansmeade Common Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1E6

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive
# of Garages	2

### Interior

Interior Features	High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden, Lawn, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	5
Zoning	R-G

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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