

# \$685,000 - 67 Evansford Circle Nw, Calgary

MLS® #A2246242

**\$685,000**

4 Bedroom, 4.00 Bathroom, 1,524 sqft

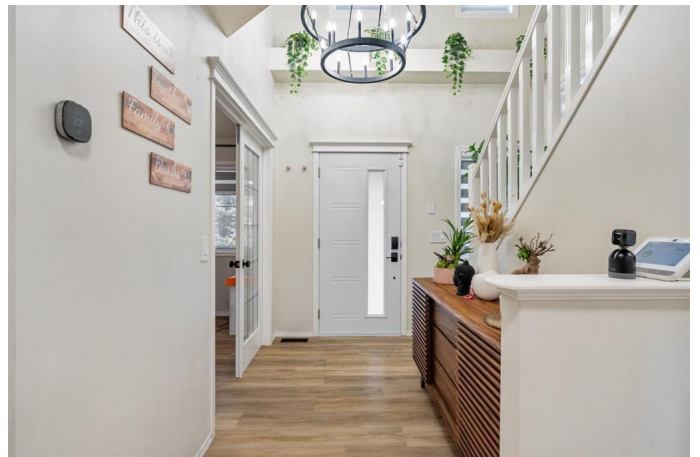
Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to this beautifully renovated and meticulously maintained home located in the highly desirable community of Evanston. Boasting 4 spacious bedrooms plus a den, 3.5 bathrooms, and a host of modern upgrades, this home offers the perfect blend of style, comfort, and functionality for today's modern family.

From the moment you arrive, you'll be charmed by the home's inviting front porch—a perfect spot for morning coffee, evening chats. As you step inside, you're greeted by a bright and open foyer featuring an impressive open-to-below design that floods the space with natural sunlight. Newly installed motorized blinds (2024) offer effortless control of light and privacy. Just off the foyer is a spacious den and office area, ideal for working from home or as a flexible family space.

The main floor flows seamlessly into the open-concept dining and living room, enhanced by large south-facing windows that bring in even more light. The modern kitchen has been tastefully updated with stainless steel appliances (2024), stylish backsplash, sleek cabinets, and elegant quartz countertops (2024). With ample drawer and cabinet space, it's designed for both function and beauty. The living room features newly installed motorized shades and provides direct access to your sunny south-facing backyard, which includes a



spacious deck, gazebo, and low-maintenance landscapingâ€™perfect for outdoor entertaining or relaxing with the family.

Completing the main level is a chic 2-piece powder room with custom slatted wood wall paneling, as well as a laundry area featuring a smart AI washer and dryer (2024).

Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with large windows, newly installed motorized blinds, and a recently updated 3-piece ensuite. Two additional bedrooms are bright and spacious and are served by another updated 4-piece bathroom, completing the upper level.

The newly developed basement (2024) adds exceptional living space, featuring a wet bar, a large recreation room perfect for movie nights or gatherings, and a spacious fourth bedroom with its own modern 3-piece ensuiteâ€™ideal for guests, teens, or extended family.

This home also includes new LVP and carpet flooring throughout (2024), smart light switches, upgraded lighting fixtures, a new furnace and A/C (2023), and a new roof (2025). The oversized insulated garage is EV-ready with a built-in charger, offering both space and modern convenience.

Located just steps from schools, scenic walking and biking paths, shopping, and all essential amenities, with easy access to Stoney Trail for effortless commuting. Families will appreciate being close to Kenneth D. Taylor School, St. Josephine Bakhita School, and Our Lady of Grace School.

This thoughtfully upgraded and move-in-ready home is the perfect opportunity to enjoy modern living in one of Calgaryâ€™s most vibrant family-friendly communities. Donâ€™t

miss your chance to make it yoursâ€”schedule  
your private showing today!

Built in 2006

### Essential Information

MLS® #	A2246242
Price	\$685,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,524
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	67 Evansford Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B1

### Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Covered, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Paved, Secured, Asphalt, In Garage Electric Vehicle Charging Station(s), Private Electric Vehicle Charging Station(s)
# of Garages	2

### Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz
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Appliances	Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Garden, Gazebo, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Zoning	R-G

## Listing Details

Listing Office	The Real Estate District
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