\$549,000 - 26 Evansbrooke Manor Nw, Calgary

MLS® #A2248314

\$549,000

3 Bedroom, 2.00 Bathroom, 1,319 sqft Residential on 0.09 Acres

Evanston, Calgary, Alberta

Discover your dream home in the heart of Evanstonâ€"a vibrant, family-oriented community known for its scenic green spaces, excellent schools, and welcoming atmosphere. Nestled on a quiet cul-de-sac, this beautifully maintained property offers a perfect blend of modern upgrades, thoughtful design, and everyday convenience. As you enter the home, you'II notice the open concept kitchen and living area, complete with a fireplace. As you move upstairs, you will find a spacious master bedroom, two additional bedrooms, and a full bath. The basement is undeveloped with a rough in for a full bathroom, allowing you to put your own personal touch to your new home.

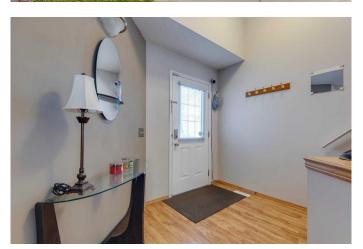
Key Features & Upgrades

• New Roof & Siding – Installed November 2024 for years of worry-free living • Freshly Painted Interior – Bright, neutral tones to suit any style • Spacious Master Bedroom with 3 piece bedroom set included. • Unfinished Basement including rough in for a full bathroom. • Hot Water Tank (2022) – Energy-efficient and reliable

Included High-End Appliances • Whirlpool French Door Fridge & Panasonic Microwave (2021) • Kenmore HE Front Load Washer & Dryer







• Samsung TV in secondary bedroom • Maytag Dishwasher • Frigidaire Electric Stove/Oven

Outdoor Living

• Large, Fenced Private Yard – Complete with deck and patio furniture for summer entertaining • Storage Shed – Ideal for tools, bikes, and seasonal items • Hard-Wired 8-Camera CCTV System – Enhanced security and peace of mind • 2-Car Garage + Driveway Parking for 2 – Ample space for family and guests

Community Highlights • Top-Rated Schools Nearby â€" Including Kenneth D. Taylor School • Pathways & Parks â€" 6.3 km of scenic walking trails, playgrounds, and sports fields • Shopping & Dining â€" Evanston Towne Centre, Creekside Shopping Centre, Crossiron mills, and local shops within minutes • Wellness & Fitness â€" Gyms, yoga studios, and dance centers close by • Easy Commuting â€" Quick access to Stoney Trail, Deerfoot Trail, and reliable transit • Year-round family friendly events organized by the community • A new 18 lane bowling alley nearby along with state-of-the-art arcade

This home offers more than just a place to liveâ€"it's a lifestyle. With its recent upgrades, versatile living spaces, and prime location, it's move-in ready for its next owners to create lasting memories. Don't wait, book your showing today.

Built in 2003

Essential Information

MLS® # A2248314 Price \$549,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,319
Acres 0.09
Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 26 Evansbrooke Manor Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Table Code

Postal Code T3P 1C9

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Closet Organizers, Storage

Appliances Dishwasher, Dryer, Oven, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Yard, Few Trees, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 13th, 2025

Zoning R-G

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.