

\$660,000 - 53 Evansford Grove Nw, Calgary

MLS® #A2258855

\$660,000

4 Bedroom, 4.00 Bathroom, 1,540 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

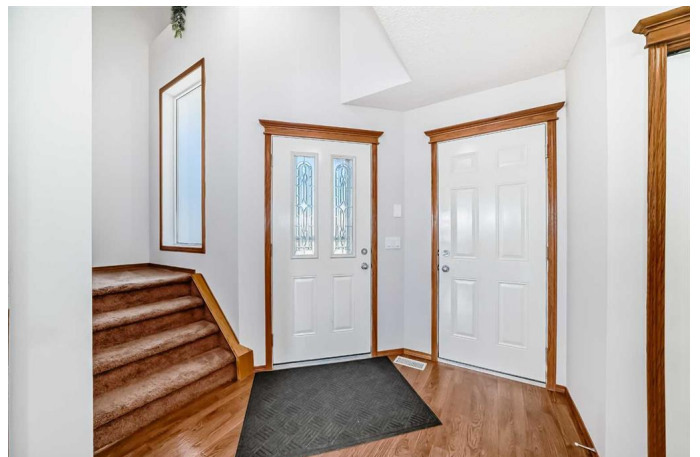
OPEN HOUSE SATURDAY, SEPT 27 FROM 1-3 PM*** & SUNDAY, SEPT 28 FROM 2-4PM*****Welcome to this immaculate and spacious 2-storey walkout home nestled in the sought-after, family-friendly community of Evanston!

This beautifully maintained home offers over 2,000sq.ft. of total living space, perfectly designed for comfort and functionality.

Step inside to a wide open-concept main floor featuring a large great room with a cozy corner gas fireplace, a gourmet kitchen with a central island & breakfast bar, corner pantry, and newer appliances. The adjoining dining area is ideal for entertaining and provides direct access to the oversized, maintenance free, vinyl, south-facing deck—perfect for soaking up the sun and enjoying open views.

Upstairs, you'll find a cozy bonus room and three generous bedrooms, including a stunning primary suite with a view of Nose Hill Park, a spacious walk-in closet, and a spa-inspired ensuite complete with soaker tub and separate shower.

The walkout basement is fully developed into a LEGAL one-bedroom SUITE with a private entrance, stainless steel appliances, quartz countertops, separate laundry, and stylish vinyl plank flooring. Currently operating as a successful Airbnb, it offers excellent income



potential or a private space for extended family.

Additional features include: CENTRAL AIR CONDITIONING, Main floor laundry, NEW ROOF SHINGLES, EAVESTROUGH, DOWNSPOUTS, FASCIA and SIDING, Concrete lower patio and fully fenced, manicured backyard

Premium locationâ€”close to parks, schools, shopping, and transit.

Don't miss your chance to own this exceptional home with income potential in one of NW Calgaryâ€™s most vibrant communities!

Built in 2006

Essential Information

MLS® #	A2258855
Price	\$660,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,540
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	53 Evansford Grove Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3P1G7

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Pantry
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Full, Suite, Walk-Out

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Treed
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 24th, 2025
Days on Market 3
Zoning R-G

Listing Details

Listing Office Diamond Realty & Associates LTD.

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