# \$650,000 - 218 Evansmeade Close Nw, Calgary

MLS® #A2211303

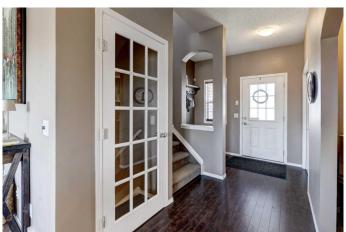
## \$650,000

3 Bedroom, 4.00 Bathroom, 1,424 sqft Residential on 0.13 Acres

Evanston, Calgary, Alberta

Discover a one-of-a-kind property in Evanston situated on a remarkable pie-shaped lot offering 1,424 square feet of well designed space plus a fully developed walkout basement. The bright white kitchen is a chef's delight with ample cabinetry, generous counter space, a handy corner pantry, and a breakfast bar. Adjacent to the kitchen, the dining area is perfectly positioned with patio doors that open to a private deck/balcony complete with a gas line ready for your BBQ needs. The warm and inviting living room centers around a gas fireplace paired with a recessed area for your TV, offering a cozy space that overlooks the south-facing backyard. Elegant engineered hardwood flooring graces the main level. Upstairs, the master bedroom offers a peaceful retreat with a walk-in closet and a tastefully renovated four-piece ensuite featuring a soaker tub. Two additional bedrooms share a well-appointed four-piece bathroom. The walkout basement is equally impressive, featuring a three-piece bath, spacious recreational area with a charming brick-faced gas fireplace, and patio doors that lead to a lower deck ideal for indoor-outdoor entertaining. Step outside to enjoy the expansive backyard, complete with a firepit, dedicated RV parking, multiple garden areas, and an oversized, double detached garage. A new roof and new vinyl siding have just been installed on the house plus the garage. This home is located within a short walk to a K-grade 4 school and parks, and only







moments from shopping, restaurants, and public transit, this Evanston gem truly embodies the best of NW community living.

#### Built in 2003

### **Essential Information**

MLS® # A2211303 Price \$650,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,424 Acres 0.13 Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 218 Evansmeade Close Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1E2

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Garage Faces Rear,

**RV** Access/Parking

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Brick Facing, Gas, Living Room, Tile, Recreation Room

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Landscaped, Pie Shaped Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 12th, 2025

Days on Market 20

Zoning R-G

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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