

# \$880,000 - 122 Evanscove Circle Nw, Calgary

MLS® #A2229145

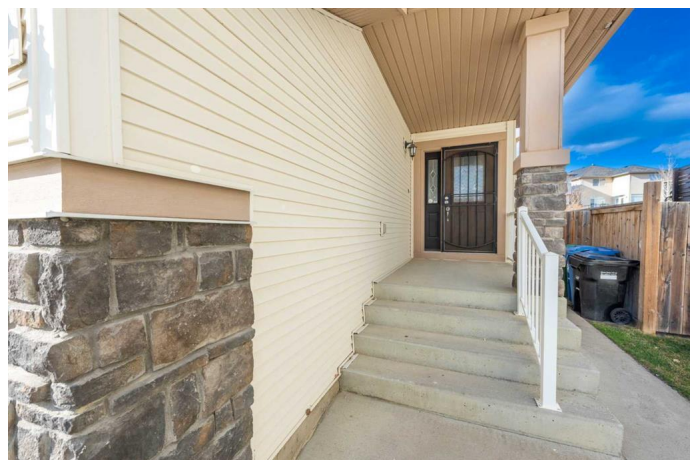
**\$880,000**

5 Bedroom, 5.00 Bathroom, 2,321 sqft

Residential on 0.13 Acres

Evanston, Calgary, Alberta

Welcome to this breath-taking two-story home exquisitely renovated in this beautiful coveted community of Evanston NW, Calgary, with over 3001 Sq Ft of living space. The main level on entry glows with a great open ambiance with abundant light and windows. The main floor also features brand new flooring along with kitchen having all brand new stainless steel appliances that comes with a backsplash that radiates beauty with Blanco granite countertop. Also you have an extended living room space to host guest or large family gatherings. Did I mention that the home comes with a Central Air Conditioner for those hot Summer. Upstairs you have four generously sized bedrooms and as well as a special bonus room. The master bedroom is very spacious and comes with its own Electric fireplace and features a bathroom with a beautiful bathtub and with a separate standing shower and double vanity. The newly fully developed LEGAL SUITED BASEMENT comes with a separate side entry with all kitchen stainless steel appliances. This would be your Mortgage Payments Helper. Outside the home is a large beautiful deck with a gas line for barbecue. The home had it's roof shingles, Sidings, Gutter and Downspouts all replaced in October 2024. The home is located near top rated schools including Kenneth D. Taylor and a brand New middle school currently being built near Evansford drive. Furnace, Vents, Dryer vents and fire place were professionally cleaned July 2024.



Home is vacant for your quick possession  
.This will not last long call your favorite realtor  
today!

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229145    |
| Price          | \$880,000   |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 2,321       |
| Acres          | 0.13        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 122 Evanscove Circle Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P0A2                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Electric Cooktop                   |

|                 |                                   |
|-----------------|-----------------------------------|
| Heating         | Fireplace(s), Forced Air, Central |
| Cooling         | Central Air                       |
| Fireplace       | Yes                               |
| # of Fireplaces | 1                                 |
| Fireplaces      | Gas                               |
| Has Basement    | Yes                               |
| Basement        | Exterior Entry, Full, Suite       |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                                              |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Pie Shaped Lot, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame, Post & Beam                          |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 7              |
| Zoning         | R-G            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Premiere Realty Direct |
|----------------|------------------------|

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