

# \$649,000 - 178 Evansmeade Common Nw, Calgary

MLS® #A2232757

**\$649,000**

4 Bedroom, 4.00 Bathroom, 1,540 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to 178 Evansmeade Common NW – a beautifully maintained and fully developed two-storey home nestled on a quiet street in the sought-after community of Evanston. This charming 4-bedroom, 3.5-bathroom residence offers over 2,000 sq ft of comfortable living space, perfect for families and those who love to entertain. Step inside to discover an inviting open-concept main floor featuring a spacious living room with a cozy gas fireplace, a functional kitchen with quartz counter top, stainless steel appliances, and a bright dining area that opens onto the large rear deck. Enjoy summer evenings in the landscaped backyard with plenty of room to play or relax. Upstairs, you’ll find three generous bedrooms including a large primary suite with a walk-in closet and an ensuite. The fully finished basement offers a good sized bedroom with 4pc ensuite, separate kitchen, living and dining area, perfect for another family. This house has numerous updates throughout including Central air conditioning, Central vacuum system, 50 gallon Hot water tank, a landscaped backyard with irrigation system, a newer deck, and oversize heated double Garage. Located close to schools, parks, shopping, and quick access to major routes, this home blends convenience and community perfectly. Don’t miss this opportunity to own a fantastic family home in a thriving NW neighborhood – book your private showing today!



Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232757    |
| Price          | \$649,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,540       |
| Acres          | 0.08        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 178 Evansmeade Common Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 1E8                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Walk-In Closet(s)         |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Electric Oven |
| Heating           | Forced Air                                                 |
| Cooling           | Central Air                                                |
| Has Basement      | Yes                                                        |
| Basement          | Finished, Full                                             |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Concrete, Wood Frame             |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 70              |
| Zoning         | R-G             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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