\$569,900 - 175 Evansmeade Common Nw, Calgary

MLS® #A2257740

\$569,900

3 Bedroom, 4.00 Bathroom, 1,421 sqft Residential on 0.08 Acres

Evanston, Calgary, Alberta

Discover this affordable 2-storey detached home in the desirable community of Evanston. offering over 2110 sq.ft of living space with 3 bedrooms, 3.5 bathrooms, and a thoughtful layout designed for modern family living. The main floor welcomes you with 9-ft ceilings, as the large fover leads to a bright and open-concept living room centred around a cozy gas fireplace. The spacious kitchen features a corner pantry, SS appliances, a centre island with raised eating bar, and a dining area with double patio doors. Those doors lead to the deck and huge backyard with storage shed and plenty of room for a double detached garage. A laundry room and 2-pc bath complete this level. Upstairs, the serene primary suite offers a walk-in closet and private 4pc ensuite, while two additional bedrooms are generously sized and filled with natural light, sharing a 4pc bath. The fully finished basement expands your living space with a large recreation room, a den with a built-in office, and a 3pc bath â€" perfect for movie nights, a playroom or a home gym. Outside, the oversized backyard is fully fenced and landscaped, offering space for play, gardening and entertaining. Situated in a family-friendly community close to schools, grocery stores, cafes and shops, with easy access to Stoney Trail and major routes for a smooth commute. Call to book your private viewings today!







Essential Information

MLS® # A2257740 Price \$569,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,421 Acres 0.08 Year Built 2004

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 175 Evansmeade Common Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1E8

Amenities

Parking Spaces 2

Parking Off Street

Interior

Interior Features High Ceilings, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden

Lot Description Back Lane, Landscaped, Level, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025

Days on Market 47

Zoning R-G

Listing Details

Listing Office 2% Realty

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