

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

MLS® #A2211303

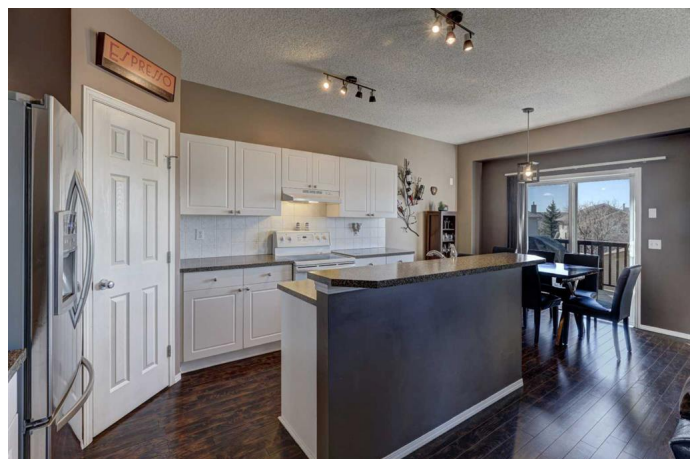
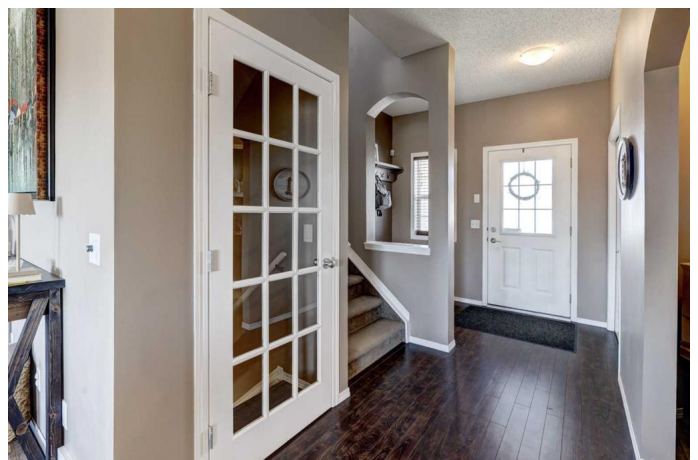
**\$650,000**

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	13
Zoning	R-G

## Listing Details

Listing Office	Real Estate Professionals Inc.
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