

# \$649,900 - 56 Evansmeade Crescent Nw, Calgary

MLS® #A2222288

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,630 sqft

Residential on 0.12 Acres

Evanston, Calgary, Alberta

The perfect family home is waiting for you in the popular Symons Valley neighbourhood of Evanston! Here on this quiet crescent only a few short minutes to a playground & park with stormwater pond, Kenneth D Taylor School & shopping at Evanston Towne Centre. Built by Sterling Homes, this wonderful 3 bedroom two storey enjoys a warm & inviting floorplan, relaxing central air, fenced backyard with hot tub & new roof! Located on this terrific corner lot, the main floor of this beautifully maintained home has a spacious & bright great room with fireplace, dining area with large picture windows & stylish maple kitchen with raised bar & island, pantry & black/stainless steel appliances including new Hisense fridge (2024). Total of 3 bedrooms – each with walk-in closets & 1 with a Murphy bed, & 2 full bathrooms on the upper level - highlighted by the primary bedroom with views of the backyard & ensuite with corner airjet tub & separate shower. The laundry area with Whirlpool washer & dryer is in the unspoiled lower level, which has lots of windows & offers excellent potential for future development. The backyard is fully fenced & landscaped, complete with an awesome deck with natural gas line for your BBQ, storage shed, hot tub & gate to the back lane. There are also 2 hot water tanks so you’ve got plenty of water. In addition to the brand new roof in 2025, there are also new toilets (2022) & new siding on the West side (2025). A truly fantastic home in one of North Calgary’s most desirable family



communities, just minutes to schools & playing fields, major retail centers & quick easy access to Stoney & Deerfoot Trails to take you anywhere you want to go!

Built in 2003

### **Essential Information**

MLS® #	A2222288
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,630
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	56 Evansmeade Crescent Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1B9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,

	Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	18
Zoning	R-G

## Listing Details

Listing Office	Royal LePage Benchmark
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