

# \$649,000 - 67 Evansmeade Common Nw, Calgary

MLS® #A2248052

**\$649,000**

4 Bedroom, 4.00 Bathroom, 1,504 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to this inviting 2-storey family home, perfectly designed for comfort, style, and everyday living. Step into the bright front living room, an ideal spot to gather with friends or unwind after a long day. The kitchen is both beautiful and functional, featuring granite countertops, a breakfast eating bar, and an open layout to the sunny nook overlooking the backyard for effortless indoor-outdoor connection. A built-in desk area adds a practical touch, perfect for homework or working from home. Upstairs, the spacious primary retreat offers a newly renovated private ensuite, while two additional bedrooms and a 4-piece bath provide plenty of space for the whole family. The fully developed lower level expands your living options, with room for a home gym or movie room, a 4th bedroom, and a fresh 3-piece bath. Step outside to a large composite deck, perfect for BBQs and summer evenings, with a large double detached garage offering convenience and extra storage. This lovely move-in ready family home is in fantastic condition, offers great curb appeal, quick access to major transportation routes, Central Air Conditioning and more! Contact your favorite Realtor and book your viewing today.

Built in 2005

## Essential Information

MLS® #

A2248052



|                |             |
|----------------|-------------|
| Price          | \$649,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,504       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 67 Evansmeade Common Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 1E7                 |

### Amenities

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

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Pantry, Soaking Tub                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                                     |
| Cooling           | Central Air                                                                                    |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full                                                                                 |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 14                |
| Zoning         | R-G               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.