# \$639,900 - 44 Evansborough Common Nw, Calgary

MLS® #A2260530

## \$639,900

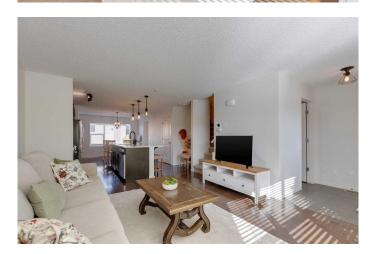
4 Bedroom, 4.00 Bathroom, 1,493 sqft Residential on 0.06 Acres

Evanston, Calgary, Alberta

This immaculate home in Evanston is a turnkey opportunity directly across from the park, offering the ideal family-friendly lifestyle. Step inside to an open-concept layout beginning with a welcoming front entry and spacious hall closet. The living room is filled with natural light from the south-facing windows and features hardwood floors that flow throughout the main level. The well-appointed kitchen includes a large centre island, quartz countertops, ample cabinetry, and a separate pantry. A built-in bar with bar fridge adds extra storage and creates the perfect coffee station in the dining area. A rear mudroom and powder room complete the functional main floor. Upstairs, discover three generously sized bedrooms including the primary suite with a walk-in closet and private ensuite. The secondary bedrooms are bright and thoughtfully designed, with one showcasing a stylish feature wall. A large laundry room with front-loading washer and dryer plus additional storage is conveniently located on the upper level. The fully developed basement provides a cozy retreat with a custom stone fireplace in the family room, a spacious fourth bedroom, and a full bathroom for guests. Outside, the landscaped backyard is ready to enjoy with a stone patio, walkway, and a professionally built retaining wall, perfect for both children and pets. Additional features include gemstone lighting, a double detached garage, and brand-new siding and roof. Lovingly maintained and move-in ready, this







property offers peace of mind and the perfect setting for its next family. This home is centrally located in Evanston, placing you within easy reach of the community's best amenities. Pathways, parks, and playgrounds are just steps away, while nearby schools make this an ideal spot for families or those looking to set down roots.

#### Built in 2013

### **Essential Information**

MLS® # A2260530 Price \$639,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,493 Acres 0.06

Year Built 2013

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 44 Evansborough Common Nw

Subdivision Evanston
City Calgary
County Calgary

Province Alberta

Postal Code T3P0M6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

# **Interior**

Interior Features Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator,

Stove(s), Washer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Lighting, Playground

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 2nd, 2025

Days on Market 32

Zoning R-G

# **Listing Details**

Listing Office Charles

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