

# \$650,000 - 144 Evansborough Crescent Nw, Calgary

MLS® #A2214636

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,696 sqft

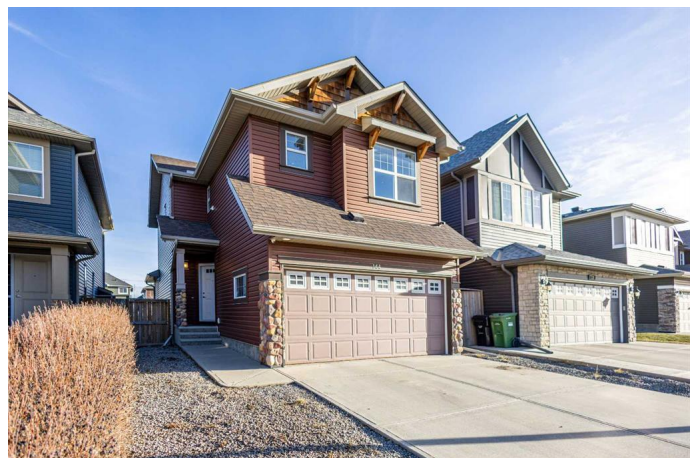
Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to a well-maintained, three-bedroom, 2.5 bathroom and a functional layout in one of the best areas of the sought-after community of Evanston! open concept with large Kitchen that offers an island and stainless-steel appliance with cabinet space. The living room comes with a gas fireplace and dining room area for plenty of room to entertain. The upper level boasts a large bonus room which provide immense possibilities and flex space, large master bedroom with 4 pc ensuite and walk-in closet, laundry room, two other secondary bedrooms that are nicely sized. More space awaits in the unfinished basement, which provide lots of space for storage and games. The property is fully fenced, has a double attached garage, with no back neighbors, and large yard at the back with tons of room for kids and pets to play.

All this and an unsurpassable location just a few-minutesâ€™ walk to OUR LADY OF GRACE SCHOOL and only minutes to Evanston Towne Centreâ€™s shops and restaurants. Parks and the extensive pathways that wind around the environmental reserve in this extremely family-friendly community are also close by, and so much more. Easy get away via Stoney Trail. Get all these advantages and start living the good life today. Call now to schedule your private tour! A MUST SEE!!

Built in 2013



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214636    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,696       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 144 Evansborough Crescent Nw |
| Subdivision | Evanston                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P0M5                       |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry          |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Gas Range |
| Heating           | Fireplace(s), Forced Air                                                         |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Gas                                                                              |
| Has Basement      | Yes                                                                              |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      None  
Lot Description        Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Concrete, Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 26th, 2025  
Days on Market        22  
Zoning                    R-1N

**Listing Details**

Listing Office            D Gees Realty Inc.

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