

# \$679,880 - 97 Evansford Circle Nw, Calgary

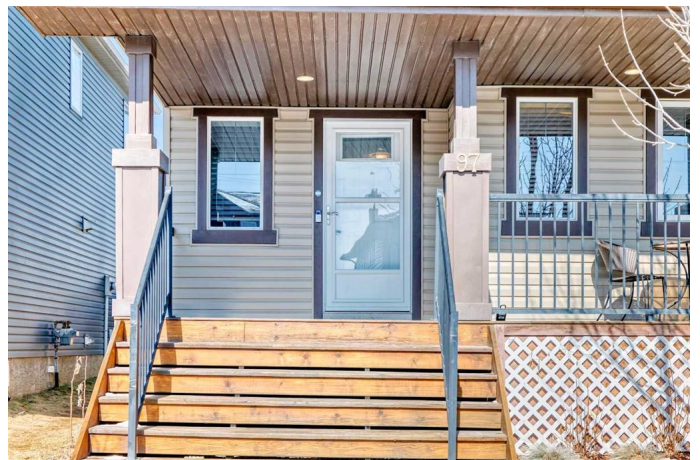
MLS® #A2206903

**\$679,880**

5 Bedroom, 4.00 Bathroom, 1,493 sqft  
Residential on 0.08 Acres

Evanston, Calgary, Alberta

\*\*\*OPEN HOUSE APRIL 20th - 12PM to 2PM\*\*\*Welcome to this exceptional family home in Evanston located on a quiet street walking distance to trails, off lease dog parks and picturesque ponds. With approximately 65k on NEW EXTERIOR (plus garage) including roof, all siding, soffits and garage door; this 5 bedroom, 3.5 bath home offers great value with plenty of space for a growing family. NEW LUXURY VINYL floors, FRESH PAINT on walls and ceilings, VAULTED CEILING entry way and plenty of windows is a warm welcoming. The OPEN CONCEPT layout guides you to a large living room with built-in shelves, gas FIREPLACE with room to fit your oversized furniture. The kitchen is equipped with plenty of counter space, pantry, NEW OTR, STAINLESS STEEL appliances and perfectly sized island that opens up to a well positioned kitchen nook. The main floor also features a half bath with NEW WASHER/DRYER and a wonderful bedroom or office accented with French doors. The primary suite will wow you with the amount of space available which features a 3-piece ensuite and walk-in closet. Down the hallway you will find two large bedrooms and a 4-piece bathroom. Make your way to the LEGAL PERMITTED BASEMENT SUITE fitted with STYLISH CORK flooring throughout, a large bedroom, full size kitchen, 4-piece bathroom and a SEPARATE ENTRANCE. Outside is thoughtfully designed yard with a large deck tucked in the shade, pressure treated fence,



planter boxes and a double detach garage perfect as a privacy screen. Do not miss this opportunity, book your showing today!

Built in 2007

### Essential Information

MLS® #	A2206903
Price	\$679,880
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,493
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	97 Evansford Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0A9

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	37
Zoning	R-G

## Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.