

# \$699,900 - 81 Evansmeade Circle Nw, Calgary

MLS® #A2219874

**\$699,900**

5 Bedroom, 4.00 Bathroom, 1,723 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

**\*\*OPEN HOUSE: 1-4 PM SAT & SUN , MAY 10 & 11, 2025\*\*** Welcome to this freshly updated gem on a quiet street in the heart of Evanston. With new paint, new flooring, and a brand-new kitchen countertop, this 3+2 bedroom, 3.5 bathroom home is move-in ready! The main floor features a spacious foyer, open-concept living area, and a bright kitchen with upgraded stainless steel appliances, corner pantry, and raised breakfast bar. The dining area opens to a full-width rear deckâ€”perfect for summer entertainingâ€”while the cozy family room offers a gas fireplace with maple mantle and tile surround. Upstairs, enjoy a sunny bonus room, three bedrooms, and a 4-piece bathroom. The primary suite includes a 4-piece ensuite and large walk-in closet. The fully finished basement offers two large flex rooms and a 3-piece bathâ€”ideal for extra bedrooms, an office, or playroom. Enjoy the private, fenced yard, insulated double garage, and oversized driveway with space for three vehicles. Close to schools, transit, shopping, and with easy access to Stoney and Deerfoot Trails. A fantastic family home at a great priceâ€”book your showing today!

Built in 2003

## Essential Information

MLS® #                      A2219874

Price                        \$699,900



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,723       |
| Acres          | 0.11        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 81 Evansmeade Circle Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 1B8                 |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, See Remarks                                 |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

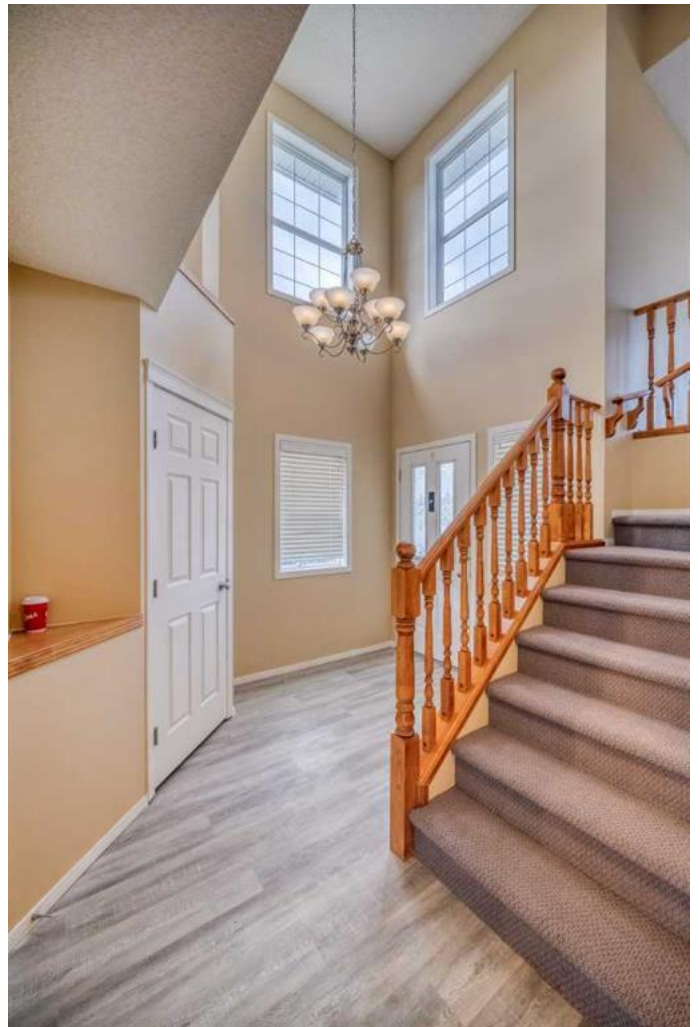
|                   |                 |
|-------------------|-----------------|
| Exterior Features | None, Other     |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 52            |
| Zoning         | R-1           |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|



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