

\$630,000 - 111 Evanswood Circle Nw, Calgary

MLS® #A2209042

\$630,000

4 Bedroom, 4.00 Bathroom, 1,406 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Exceptional MOVE-IN READY family home with over 2,040 sqft of developed living space comes FULLY LOADED with over \$30K of UPGRADES in EVANSTON. Boasting 4 bedrooms, 3.5 Baths, developed basement, SOUTH facing backyard + HEATED garage. OPEN concept main floor features 9 ft knockdown ceilings, LVP, an updated front entrance w/ built-ins leading to a BRIGHT family room with custom floor-to-ceiling tiled fireplace. White L-Shaped kitchen with granite countertops, SS appliances, New backsplash, large island + good sized eating nook with direct access to SOUTH facing low maintenance backyard. 2 pc powder room + Updated laundry complete the main level. Upstairs offers Large primary bedroom with walk-in closet + 4pc ensuite, 2 additional nicely sized bedrooms + 4 pc bath. PROFESSIONALLY DEVELOPED lower level features a large flex space ideal for a DEN/GYM or play area, additional bedroom/office, 4 pc bath + storage room. Additional features + upgrades: Freshly painted walls, All NEW LED Light fixtures + Toilets (2025), Basement development, Fireplace, Front entrance Built-ins, LVP + Washer/Dryer (2021). NEW Impact Resistant ROOF + Eavestroughs (2025). Walking distance to SCHOOLS, shopping, restaurants, pathways, playgrounds and playing fields with Quick access to Stoney Trail. Pride of ownership throughout. Exceptional Value!



Built in 2013

Essential Information

MLS® #	A2209042
Price	\$630,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,406
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	111 Evanswood Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0K2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	4
Zoning	R-2M

Listing Details

Listing Office	RE/MAX House of Real Estate
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