

81 Evansmeade Circle NW  
Calgary, Alberta

MLS # A2219874

\$669,900

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Evanston               |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,723 sq.ft.           | Age:   | 2003 (22 yrs old) |
| Beds:     | 5                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.11 Acre              |        |                   |
| Lot Feat: | Corner Lot             |        |                   |

|             |                                                                             |            |     |
|-------------|-----------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                  | Water:     | -   |
| Floors:     | Hardwood, Tile                                                              | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                             | Condo Fee: | -   |
| Basement:   | Finished, Full                                                              | LLD:       | -   |
| Exterior:   | See Remarks                                                                 | Zoning:    | R-1 |
| Foundation: | Poured Concrete                                                             | Utilities: | -   |
| Features:   | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, See Remarks |            |     |

Inclusions: NA

**\*\*OPEN HOUSE: 1-4 PM SAT , JULY 12, 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 deck&mdash;perfect for summer entertaining&mdash;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 bath&mdash;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 price&mdash;book your showing today!