

\$650,000 - 73 Evansdale Landing Nw, Calgary

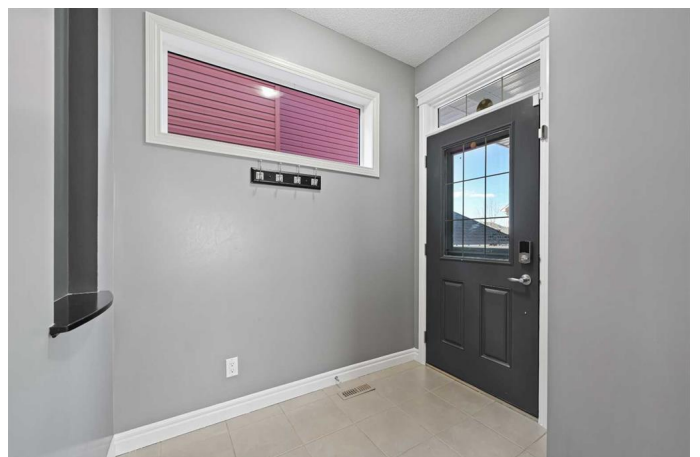
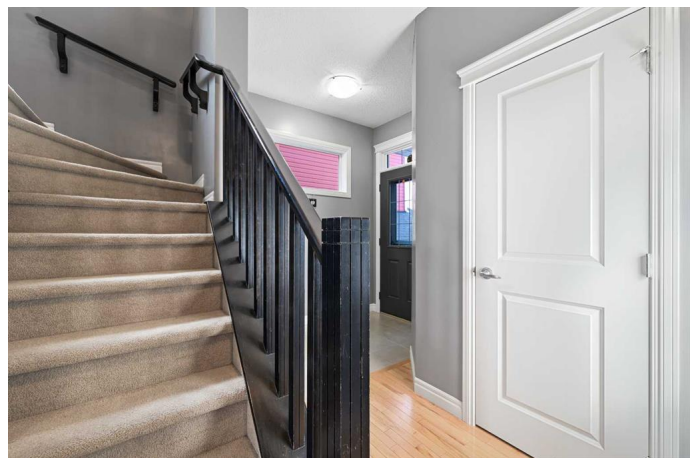
MLS® #A2200721

\$650,000

3 Bedroom, 3.00 Bathroom, 1,810 sqft
Residential on 0.10 Acres

Evanston, Calgary, Alberta

It is my pleasure to welcome you to this two-storey detached home, ideally located in the highly desirable NW community of Evanston. As you step inside, the front foyer greets you with elegant hardwood floors and soaring 9-foot ceilings, setting the tone for the rest of the property. The main floor features a bright, open-concept layout, flooded with natural light. The modern kitchen features white cabinetry, stainless steel appliances and a kitchen island that overlooks the formal dining, and all the windows across the back of the home. A cozy gas fireplace enhances the inviting atmosphere, and the space seamlessly flows into a private backyard retreat, perfect for relaxation and entertainment. The backyard is complete with a charming playhouse and a low-maintenance composite deck, ideal for enjoying sunny days while keeping an eye on the little ones. Convenience is key with a spacious mudroom and laundry room conveniently located off the double attached garage. Upstairs, you'll find a generous bonus room filled with natural light from abundant windows, providing a perfect space for family activities. As you make your way toward the Primary Suite, you'll pass the main four-piece bathroom and two well-sized bedrooms. The Primary Suite offers a spacious walk-in closet and a luxurious five-piece en-suite bathroom—an elegant retreat after a busy day. The unfinished basement offers a blank canvas, awaiting your vision for future development and customization. Located just



steps from a serene pond, complete with walking paths and benches, this home offers a tranquil escape while being closely connected to the many amenities of Evanston. The community boasts three schools, grocery stores, walking paths, local dining such as Topsy Pig, Popeyes, Freshco Grocery, Shoppers Drug Mart, and much more. Thank you for considering this beautiful homeâ€”welcome to Evanston, and welcome home. *Note: Exterior siding from the August 2024 hail storm is being repaired by insurance*

Built in 2009

Essential Information

MLS® #	A2200721
Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,810
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	73 Evansdale Landing Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0C8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front, Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	14
Zoning	R-G

Listing Details

Listing Office	eXp Realty
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