



## 27 Evansmeade Common Calgary Alberta

\$624,999

\*PRICE REDUCED - OPEN HOUSE SAT JULY 13th (12-2PM)\* This charming two-story residence situated in the heart of Evanston deserves a spot on your must-visit list! The main level boasts a spacious foyer, a cozy living room, a dining area, and a kitchen adorned with neutral tones and expansive windows. Additionally, there's a convenient half bathroom and laundry area located near the rear foyer. Upstairs, discover three bedrooms accompanied by two full bathrooms. The fully finished basement features an additional bedroom, a bathroom with a custom-tiled shower, and a generously sized recreation room. With both a front drive garage and rear lane access, this home is ideal for accommodating extra vehicles or toys. Positioned just moments away from schools, parks, and shopping. New Roof 2021 & New HW Tank March 2024. Schedule your viewing today! (id:6769)

3pc Bathroom 7.42 Ft x 9.67 Ft

Bedroom 9.67 Ft x 8.42 Ft

Recreational, Games room 19.83 Ft x 12.50 Ft

Furnace 7.92 Ft x 7.67 Ft

2pc Bathroom 8.42 Ft x 3.08 Ft

Dining room 9.08 Ft x 6.75 Ft

Foyer 5.50 Ft x 10.50 Ft

Kitchen 12.92 Ft x 11.67 Ft

Living room 12.00 Ft x 13.00 Ft

3pc Bathroom 7.25 Ft x 8.00 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Bedroom 10.08 Ft x 10.33 Ft

Bedroom 10.08 Ft x 10.33 Ft

Primary Bedroom 13.33 Ft x 13.17 Ft

Listing Presented By:



Originally Listed by:  
Charles

<http://chrisjamieson.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)