



66 Evansford Circle Calgary Alberta

\$549,800

DETACHED IN EVANSTON | NO CONDO FEES | 2 BEDS, EACH WITH ITS OWN ENSUITE | 3.5 BATHS | 1,187 SQ FT ABOVE GRADE + 533 SQ FT LOWER LEVEL | NEW SIDING (2025) | NEW SHINGLES & FURNACE (2024) | WASHER & DRYER (2023) | HOT WATER TANK (2022) | LOWER-LEVEL FLEX ROOM + FULL BATH | FENCED YARD | REAR GRAVEL PARKING PAD | KENNETH D. TAYLOR & EVANSTON HEIGHTS SCHOOL DESIGNATION | VACANT, STAGED & QUICK POSSESSION | 3D TOUR | Welcome to 66 Evansford Circle NW, a detached Evanston home with no condo fees, a smart and uncommon layout, and the big-ticket updates already done. Upstairs there are two bedrooms instead of three, and each one has its own 4-piece ensuite, with a walk-in closet in the primary. That makes it an easy fit for a couple who wants a true guest room, friends or siblings buying together, or anyone who needs a home office that can still host overnight company. The main floor is bright and easy to live in, with updated lighting throughout, a living room up front, a kitchen with a pantry, a dining area at the back, and a half bath refreshed with a new vanity. A door at the top of the stairs closes off the lower level, which has a 256 sq ft rec room with large egress windows and a closet, a full 3-piece bath, laundry and storage. It's ready to become a guest space, home gym or movie room as life changes. The updates give real peace of mind: siding (2025), shingles and furnace (2024), washer and dryer (2023) and hot water tank (2022), with the ducts cleaned and furnace serviced in 2026. Out back, the fenced yard is ready for a dog, a garden or summer evenings, with a gravel parking pad off the lane. Evanston adds kilometres of pathways linking 16 parks and seven playgrounds, Evanston Towne Centre for groceries, the clinic and the gym, Creekside Shopping Centre nearby, and quick Stoney Trail access to the airport, CrossIron Mills and the mountains. The home is in the ...

3pc Bathroom 5.00 Ft x 7.92 Ft

Recreational, Games room 17.00 Ft x 20.67 Ft

Storage 6.17 Ft x 5.75 Ft

Furnace 11.58 Ft x 11.50 Ft

2pc Bathroom 5.25 Ft x 4.75 Ft

Kitchen 12.33 Ft x 9.33 Ft

Living room 16.00 Ft x 14.92 Ft

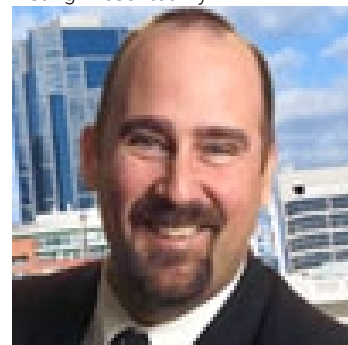
4pc Bathroom 8.42 Ft x 4.92 Ft

4pc Bathroom 8.42 Ft x 5.08 Ft

Bedroom 14.25 Ft x 12.08 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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RE/MAX Realty Professionals

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Dining room 15.58 Ft x 6.83 Ft

Primary Bedroom 18.00 Ft x 11.00 Ft