

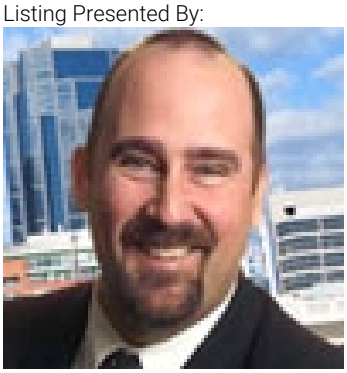
85 Evansmeade Close Calgary Alberta

$439,500

Yes, you can still buy a detached home in Northwest Calgary for under $440,000, with no condo fees! Welcome to 85 Evansmeade Close NW, a charming detached bi-level offering an affordable opportunity without the compromises (or fees) of condo living. Featuring 2+1 bedrooms, vaulted main-floor ceilings and a ton of natural light, this home is comfortable and functional with room to grow. The main floor is perfectly set up for entertaining with an open concept floorplan, well-proportioned dining area and fully equipped kitchen. Down the hall the primary bedroom easily accommodates your furnishing and features a custom-built walk-in closet, cheater ensuite and access to the deck and backyard. The partially finished basement features the 3rd bedroom, bathroom rough-in, four good-sized windows and nearly 700 sq. ft. of potential additional living space to accommodate your needs and lifestyle. Situated on a quiet close with a southerly exposed backyard, the property offers outdoor space to relax, entertain or enjoy a little sunshine. Recent improvements include new shingles and a new deck in 2026. Evanston is a family-oriented community in Northwest Calgary. Residents enjoy easy access to shopping, restaurants and major arteries including Shagannappi, Stoney and Sarcee Trails, 14th Street and Symons Valley Parkway along with many parks, playgrounds and walking paths throughout the community including PTAH Playground which features kids play area, basketball court and picnic area (id:6769)

Bedroom 9.25 Ft x 9.83 Ft
Furnace 5.42 Ft x 12.17 Ft
Kitchen 9.00 Ft x 9.00 Ft
Living room 10.17 Ft x 10.75 Ft
Dining room 10.00 Ft x 10.50 Ft
Primary Bedroom 14.17 Ft x 11.58 Ft
4pc Bathroom 5.00 Ft x 7.83 Ft
Bedroom 10.33 Ft x 8.83 Ft

Listing Presented By:



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