

# \$649,900 - 56 Evansmeade Crescent Nw, Calgary

MLS® #A2222288

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,630 sqft

Residential on 0.12 Acres

Evanston, Calgary, Alberta

The perfect family home is waiting for you in the popular Symons Valley neighbourhood of Evanston! Here on this quiet crescent only a few short minutes to a playground & park with stormwater pond, Kenneth D Taylor School & shopping at Evanston Towne Centre. Built by Sterling Homes, this wonderful 3 bedroom two storey enjoys a warm & inviting floorplan, relaxing central air, fenced backyard with hot tub & new roof! Located on this terrific corner lot, the main floor of this beautifully maintained home has a spacious & bright great room with fireplace, dining area with large picture windows & stylish maple kitchen with raised bar & island, pantry & black/stainless steel appliances including new Hisense fridge (2024). Total of 3 bedrooms – each with walk-in closets & 1 with a Murphy bed, & 2 full bathrooms on the upper level - highlighted by the primary bedroom with views of the backyard & ensuite with corner airjet tub & separate shower. The laundry area with Whirlpool washer & dryer is in the unspoiled lower level, which has lots of windows & offers excellent potential for future development. The backyard is fully fenced & landscaped, complete with an awesome deck with natural gas line for your BBQ, storage shed, hot tub & gate to the back lane. There are also 2 hot water tanks so you’ve got plenty of water. In addition to the brand new roof in 2025, there are also new toilets (2022) & new siding on the West side (2025). A truly fantastic home in one of North Calgary’s most desirable family



communities, just minutes to schools & playing fields, major retail centers & quick easy access to Stoney & Deerfoot Trails to take you anywhere you want to go!

Built in 2003

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222288    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,630       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 56 Evansmeade Crescent Nw |
| Subdivision | Evanston                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3P 1B9                   |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Garage Faces Front |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,   |

|                 |  |
|-----------------|--|
|                 | Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                            |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas, Tile, Great Room                              |
| Has Basement    | Yes  |
| Basement        | Full, Unfinished                                   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden, Private Yard, Storage                               |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 10             |
| Zoning         | R-G            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.