

\$650,000 - 113 Evansmeade Point Nw, Calgary

MLS® #A2241301

\$650,000

4 Bedroom, 4.00 Bathroom, 1,701 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Scenic Pond-Back Duplex in Quiet Cul-de-Sac
â€“ 4 Bed | 3.5 Bath | Walkout Basement |
Outdoor Living Paradise

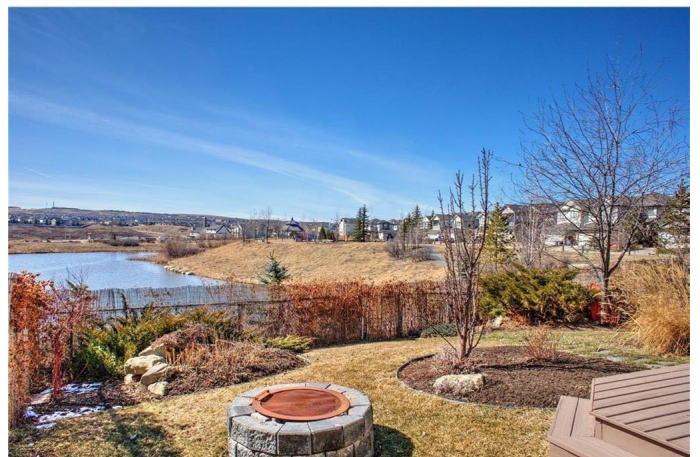
Welcome to 113 Evansmeade Point NW, a beautifully maintained duplex offering 4 bedrooms, 3.5 bathrooms, and total 2,465.66 sq ft of total living space, ideally located on a quiet cul-de-sac and backing onto a serene pond and green-space in the heart of Evanston.

This bright and open home features a spacious family room, a well-laid-out kitchen with ample cabinetry, black and stainless steel appliances including a stove with double ovens, a tiered island with breakfast bar, and a generous dining area where you can enjoy your morning coffee while watching baby ducks swim by.

Upstairs, you'll find 3 Bedrooms with pond views. The primary suite offers a peaceful retreat with a bay window, a walk-in closet with built-ins, and a private ensuite. A second full bathroom completes the upper level with 2 spacious bedrooms.

The fully finished walkout basement expands your living space with a large recreation room, a fourth bedroom, a full bathroom, and direct access to the beautifully landscaped backyardâ€”perfect for extended family, guests, or future rental potential.

This home was designed for outdoor living and entertaining: enjoy the upper deck with retractable awning, outdoor heater, stereo speakers, and an included gas BBQ. The



backyard oasis features a patio, mature trees, garden beds, and a charming path leading to the greenspace.

Additional highlights include:

- * Front-attached garage
- * Central air conditioning for summer comfort
- * Located just steps from a small playground, perfect for families

This rare combination of comfort, scenic beauty, and functionality makes 113 Evansmeade Point NW a true gem in a sought-after community.

Built in 2003

Essential Information

MLS® #	A2241301
Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,701
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	113 Evansmeade Point Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1C4

Amenities

Parking Spaces	4
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Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Parking Pad, Front Drive
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Humidifier
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Waterfront, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	7
Zoning	R-G

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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