

# **\$610,000 - 144 Evansborough Crescent Nw, Calgary**

MLS® #A2229028

**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,696 sqft  
Residential on 0.08 Acres

Evanston, Calgary, Alberta

**REDUCED TO SELL!!!** Welcome to a well-maintained, three-bedroom, 2.5 bathroom and a functional layout in one of the best areas of the sought-after community of Evanston! open concept with large Kitchen that offers an island and stainless-steel appliance with cabinet space. The living room comes with a gas fireplace and dining room area for plenty of room to entertain. The upper level boasts a large bonus room which provide immense possibilities and flex space, large master bedroom with 4 pc ensuite and walk-in closet, laundry room, two other secondary bedrooms that are nicely sized. More space awaits in the unfinished basement, which provide lots of space for storage and games. The property is fully fenced, has a double attached garage, with no back neighbors, and large yard at the back with tons of room for kids and pets to play.

All this and an unsurpassable location just a few-minutesâ€™ walk to OUR LADY OF GRACE SCHOOL and only minutes to Evanston Towne Centreâ€™s shops and restaurants. Parks and the extensive pathways that wind around the environmental reserve in this extremely family-friendly community are also close by, and so much more. Easy get away via Stoney Trail. Get all these advantages and start living the good life today. Call now to schedule your private tour! **A MUST SEE!!**



Built in 2013

### Essential Information

MLS® #	A2229028
Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,696
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	144 Evansborough Crescent Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0M5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 7th, 2025
Days on Market	9
Zoning	R-1N

## Listing Details

Listing Office	D Gees Realty Inc.
----------------	--------------------

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.