



GRASSROOTS
REALTY GROUP

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30 Evansford Circle NW
Calgary, Alberta

MLS # A2229167



\$600,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,300 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Storage		

Inclusions: n/a

Welcome to this beautifully maintained, bright, and thoughtfully upgraded 4-bedroom, 2.5-bath home nestled on a quiet street in the family-friendly community of Evanston. From the moment you step inside, you'll appreciate the inviting open-concept layout, abundant natural light, and stylish finishes that make this home both functional and welcoming. Luxury vinyl plank flooring flows throughout the main level, complemented by ceramic tile in the bathrooms and foyer. The kitchen is a great space, featuring a full tile backsplash, pantry, custom window coverings, and stainless steel appliances, including a newer stove and dishwasher. The adjoining living room is centered around a cozy gas fireplace, creating the perfect space to relax and entertain. A main-floor half bath and laundry room add everyday convenience, making household routines easier than ever. Upstairs, you'll find three generously sized bedrooms, including a soothing and relaxing primary retreat with its own 3-piece ensuite. A spacious 4-piece main bath serves the other two bedrooms, offering functionality for a growing family or guests. The fully developed basement adds valuable living space with an additional bedroom —ideal for guests, a home office, or playroom. Step outside to your beautiful backyard featuring a large pressure-treated back deck, complete with a BBQ gas hookup, the perfect for summer gatherings. An extra bonus is the oversized 22' x 24' detached garage with paved lane access - there's so much room to park and have a workshop area too! In 2025, the home received a full exterior upgrade, including new siding, shingles on both the house and garage, and new eavestroughs, fascia, soffits, and downspouts. This location combines convenience with community. You're just minutes from Stoney Trail for easy commuting and close to everyday amenities like

FreshCo, No Frills, and Walmart. Nature lovers and pet owners will appreciate having the Evanston Off-Leash Dog Area and Evanston Community Park just steps away, providing green space, playgrounds, and walking paths right outside your door. For even more outdoor adventure, Nose Hill Park is only a short drive away. Evanston is known for its vibrant community spirit, with regular local events and a brand-new community garden. Families will also appreciate the proximity to three established schools, with a fourth opening in Fall 2025, making school runs quick and stress-free. From the charming full-width veranda to the modern updates and excellent location, this home offers a perfect blend of style, comfort, and connection—ready to welcome its next owners.