



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

113 Evansmeade Point NW
Calgary, Alberta

MLS # A2241301



\$650,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,701 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No N		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings		

OPEN House Sunday July 20th (2pm-4pm) Scenic Pond-Back Duplex in Quiet Cul-de-Sac & 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 backyard—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.

Copyright (c) 2025 . Listing data courtesy of Century 21 Bamber Realty LTD.. Information is believed to be reliable but not guaranteed.