



**53 Evansford Grove NW
Calgary, Alberta**

MLS # A2258855



\$660,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,540 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Pantry		

Inclusions: Water filtration system, In the Basement suite: Refrigerator, gas stove, microwave hood fan, washer/dryer stackable

OPEN HOUSE SATURDAY, SEPT 27 & SUNDAY, SEPT 28 FROM 2-4PM*****Welcome to this immaculate and spacious 2-storey walkout home nestled in the sought-after, family-friendly community of Evanston! This beautifully maintained home offers over 2,000sq.ft. of total living space, perfectly designed for comfort and functionality. Step inside to a wide open-concept main floor featuring a large great room with a cozy corner gas fireplace, a gourmet kitchen with a central island & breakfast bar, corner pantry, and newer appliances. The adjoining dining area is ideal for entertaining and provides direct access to the oversized, maintenance free, vinyl, south-facing deck—perfect for soaking up the sun and enjoying open views. Upstairs, you’ll find a cozy bonus room and three generous bedrooms, including a stunning primary suite with a view of Nose Hill Park, a spacious walk-in closet, and a spa-inspired ensuite complete with soaker tub and separate shower. The walkout basement is fully developed into a LEGAL one-bedroom SUITE with a private entrance, stainless steel appliances, quartz countertops, separate laundry, and stylish vinyl plank flooring. Currently operating as a successful Airbnb, it offers excellent income potential or a private space for extended family. Additional features include: CENTRAL AIR CONDITIONING, Main floor laundry, NEW ROOF SHINGLES, EAVESTROUGH, DOWNSPOUTS, FASCIA and SIDING, Concrete lower patio and fully fenced, manicured backyard Premium location—close to parks, schools, shopping, and transit. Don't miss your chance to own this exceptional home with income potential in one of NW Calgary’s most vibrant communities!